

CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, February 16, 2021 @ 6:00 PM
COUNCIL CHAMBERS



NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be closed to the public during this meeting. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit www.surpriseaz.gov/surprisetv, the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise. Cox channel 11 and Century Link channel 8513 will also carry the meeting live.

For instructions on how to comment on agenda items and public hearings, please go to <https://bit.ly/3kFsM6l>

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. COVID-19 UPDATE

F. City Clerk Report

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|---|--|
| 2. | Citywide | Consideration and action on the minutes of the Regular City Council Meeting on February 2, 2020. | None

Sherry Aguilar
City Clerk |
| 3. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Rancho Mercado Parcel A3", an approximately 29.56 acre real property generally located north of McMicken Way and west of 147th Avenue. | None

Sergio Angulo
Community Development |
| 4. | District 1 | Consideration and action pertaining to approval of a Map of Dedication entitled, "Desert Oasis Phases 2 & 3" dated December 14, 2020, dedicating approximately 9.683 acres of real property and generally located along Dynamite Boulevard extending approximately 1 mile west of 171st Avenue and including portions of 171st Avenue and 175th Avenue in Desert Oasis. | None

Sergio Angulo
Community Development |
| 5. | District 6 | Consideration and action pertaining to approval of an Utility Easement to APS near the southwest corner of Cactus Road and Litchfield Road for the purpose of completing Fire Station 308. | None

Lloyd Abrams
Community Development |

- | | | | |
|----|------------|---|---|
| 6. | Citywide | Consideration and action pertaining to issuing a letter of support for Foreign Trade Zone designation to the Project Robin applicant. | None

Jeanine Jerkovic
Economic
Development |
| 7. | District 3 | Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Omni Self Storage, generally located at N. Cotton Lane and W. Custer Lane; Resolution # 2021-22. | None

Mike Gent
Public Works |
| 8. | District 1 | Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Rancho Mercado Parcel A17, generally located at W. Gray Fox Trail and N. 142nd Avenue; Resolution # 2021-21. | None

Mike Gent
Public Works |
| 9. | Internal | Consideration and action pertaining to an amendment to the Fiscal Year 2021 budget by moving budget authority of \$500,000 from General Contingency to the General Fund for the purpose of increasing the Finance budget for payment of credit card processing fees; Resolution #2021-24. | None

Andrea Davis
Finance |

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|------------|---|--|
| 10. | District 4 | Consideration and action pertaining to approval of an Original Town Site Incentive Program application by CDS Professional Building, LLC, to reimburse for the building permit, plan review, and development impact fees in the amount of \$143,295.57 relating to the construction of Platinum Storage, generally located south of Bell Road and west of El Mirage Road. | None

Shirley Phan
Community
Development |
|-----|------------|---|--|

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));

- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, February 11, 2021 @ 10:15 a.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 16, 2021
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 16, 2021
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Citywide

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:
COVID-19 UPDATE

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 16, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action on the minutes of the Regular City Council Meeting on February 2, 2020.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Feb 2 REG

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, February 2, 2021 @ 6:00PM

Call To Order

Invocation

The invocation was led by Art Herrera.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of February 2, 2021 at 6:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Duffy and Council Members Hastings, Remley, Judd, Winters and Cline.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and City Clerk, Sherry Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

City Manager Reports

1. Reports

National Community Survey, update by Deputy City Manager, Diane Arthur.

City Clerk Report

1. Reports

Call To The Public

Alejandro Christ - January 20, 2021 City Council responsibilities meeting, it was a good and informative meeting. He spoke on President Biden's executive orders that have recently been executed. I ask you to resist this administration's policies, they are bad for America. Also, spoke on the recycling program, a waste of resources, time and money.

Regular City Council Meeting Agenda

CONSENT AGENDA:

Council Member Judd made the motion to approve the consent agenda. Vice Mayor Duffy seconded the motion. Seven yes votes, motion carried.

1. Consideration and action on the minutes of the Regular City Council Meeting of January 19, 2021 and Special City Council Meeting minutes for January 20, 2021 - APPROVED

2. Consideration and action pertaining to the approval of the Final Plat entitled, North Copper Canyon Parcel 3.2 together with an associated Alternative Assurance Agreement, for a property generally located south of the southwest corner of Pinnacle Peak Road and 183rd Avenue in the North Copper Canyon PAD; Case FS20-435 - APPROVED

3. Consideration and action pertaining to the approval of the Final Plat entitled, Parkview Townhomes generally located on the southeast corner of Parkview Place and Young Street; Case FS20-079 - APPROVED

4. Consideration and action pertaining to approval of the Final Plat entitled, Northeast Quadrant of Surprise Center and dated November 10, 2020, an approximately 159.40 acre property generally located on the southwest corner of Bell and Litchfield Roads; Case FS20-508.

5. Consideration and action pertaining to conditional acceptance of certain streets and public utility improvements at Bell Pointe II South, generally located at North Bell Pointe Boulevard and West Ipswitch Way; Resolution # 2021-19 – APPROVED

6. Consideration and action pertaining to approval of a Quit Claim Deed to FDG Acquisition, LLC, for the purpose of releasing certain deed restrictions on a six acre property located near Bell and Litchfield Roads - APPROVED

7. Consideration and action pertaining to approval of a Lease Agreement with Anita Wattier and Walter Kadle for continued placement of GPS survey equipment in Morristown – APPROVED

8. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by providing additional budget authority of \$73,900 within various funds; transferring budget authority of \$842,300 from the City Manager's Office to the Human Services and Community Vitality Department (HSCV); amending the scope of project A34130 and the Contract Awarding Authority List; Resolution #2021-08 - APPROVED

9. Consideration and action pertaining to an amendment to the Fiscal Year 2021 budget by reallocating appropriations of \$242,300 from Contingency within the Grants Fund to the Neighborhood Revitalization Fund to increase the spending authority within the Community Development Block Grant; Resolution #2021-20 - APPROVED

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

10. Presentation and discussion pertaining to Club Sports and 3rd Party Field Usage - NO ACTION

11. Presentation and discussion pertaining to the Fiscal Year 2022 Budget Kickoff - NO ACTION

Finance Director, Andrea Davis and Assistant Finance Director, Holly Osborn gave a powerpoint presentation on this item.

Topics included the budget calendar, rules set by the State relating to budget adoptions, truth in taxation, and proper language and public notice requirements.

Ms. Osborn reviewed the FY 2021 Budget Breakdown with graphs.

Explanation of the definition of transfer.

Mayor Hall commented on an easier way to find items in the budget.

Council Member Remley commented that this is his 6th budget kick-off and by far the best one to date.

Council Member Hastings thanked staff for their presentation. As far as our budget is concerned, COVID has affected us, are we taking special

contingencies, setting money aside for this?

Ms. Davis, yes, as we adopt the budget, we have flexibility during the year, we didn't know COVID was coming so the City Manager has the flexibility to make changes under City Manager directives. We are always careful with our projections and have flexibility for the unknown. We are going into the next year healthy.

Council Member Hastings also asked about Its Your Money Page. How can a resident see where all of the money is going?

Other Business and Future Agenda Items

City Council Reports

Mayor and Council attended and/or reported on the following:

Council Member Cline - Great meetings with support staff, Public Works and Communications; learning the job; sign up for the newsletter, first month in office.

Council Member Winters - Brigham Bennett announced his resignation, 16 years of service; COVID vaccination.

Council Member Judd - Meet & Greet Feb. 13th @ Spencer's Place.

Council Member Hastings - One Meet and Greet, Feb. 13th @ Chef Peter's Bistro; 2nd COVID vaccination yesterday. Surprise Day of Service, February 20th; Work Session item to discuss drop-off recycling program. Council Conversations with Public Works, Mike Gent. Mentioned 2 developments with Townhomes, leasing units. final plat approved for Stadium Village Orchards development.

Council Member Remley - Commented positively on the COVID vaccine experience. Thanked everyone for their support in my personal challenges this month.

Vice Mayor Duffy - Meet & Greet this Saturday at 9:00 a.m. at Spencer's Place.

Executive Session

Adjournment

Council Member Cline made the motion to adjourn the Regular City Council Meeting of February 2, 2021 at 7:15 PM. Council Member Winters seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, February 2, 2021**.

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 16, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Rancho Mercado Parcel A3”, an approximately 29.56 acre real property generally located north of McMicken Way and west of 147th Avenue.

Motion:

I move to approve the Final Plat entitled, “Rancho Mercado Parcel A3”.

Background:

Atwell, LLC, on behalf of Brookfield Holdings Mercado, LLC, seeks approval of a Final Plat for a 154-lot single-family residential subdivision in Parcel A3 of the Rancho Mercado PAD.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed Final Plat.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS19-754 - Staff Report
2. 01 - FS19-754 - Vicinity Map

3. 02 - FS19-754 - Final Plat
 4. FS19-754 - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-754

Project Name: Rancho Mercado Parcel A3

Council District: 1

City Council Date: February 16, 2021

Planner: Sergio Angulo, Planner II

Owner: Brookfield Holdings Mercado, LLC

Applicant: Michael Park of Atwell, LLC

Request: Final Plat for a 154-lot, single-family subdivision in Parcel A3 of the Rancho Mercado Planned Area Development.

Site Location: Generally located north of McMicken Way and west of 147th Avenue.

Site Size: 29.56 acres (approx.)

Density: 5.2 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the latest amendment of the Rancho Mercado PAD as approved under case FS10-210.
- The Final Plat is consistent with the Preliminary Plat approved under case FS15-069.

Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Atwell, LLC, on behalf of Brookfield Holdings Mercado, LLC, requests approval of the Final Plat of Rancho Mercado Parcel A3. The subject property is approximately 29.56 acres and is located generally north of McMicken Way and west of 147th Avenue. The subject property is zoned PAD and has a land use designation of Medium Density Residential.

The applicant proposes 154 single-family lots for a total density of 5.2 dwelling units per acre. The typical lot size proposed in this subdivision is 45' x 95'. This development dedicates approximately 6.1 acres (20.6%) for open space. This plat provides a 1.01-acre pocket park that includes playground equipment, a ramada, BBQ grill, and a large turf area for recreation. This plat also provides pedestrian trail access to the parcel to the west (Parcel A2). Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the latest amendment to the Rancho Mercado PAD (case FS10-210) and the Preliminary Plat approved under case FS15-069.

Attachments:

- 01 Vicinity Map
- 02 Final Plat



VICINITY MAP

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LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
1787	4708	0.108	45.1	1806	4275	0.098	45.0
1788	4500	0.103	45.0	1807	4950	0.114	45.0
1789	4500	0.103	45.0	1810	4950	0.114	45.0
1790	4500	0.103	45.0	1811	4950	0.114	45.0
1791	4500	0.103	45.0	1812	4950	0.114	45.0
1792	4515	0.104	45.0	1813	5230	0.120	49.8
1793	5358	0.123	48.9	1814	5077	0.117	49.2
1794	4410	0.101	44.9	1815	4969	0.114	49.1
1795	4785	0.110	45.0	1816	4876	0.112	49.0
1796	4881	0.113	45.0	1817	4876	0.112	49.0
1797	4947	0.114	45.0	1818	4876	0.112	49.0
1798	4947	0.114	45.0	1819	4876	0.112	49.0
1799	4851	0.111	45.0	1820	4876	0.112	49.0
1800	4468	0.103	45.0	1821	4876	0.112	49.0
1801	4468	0.103	45.0	1822	4876	0.112	49.0
1802	4468	0.103	45.0	1823	4876	0.112	49.0
1803	4468	0.103	45.0	1824	4876	0.112	49.0
1804	4468	0.103	45.0	1825	4876	0.112	49.0
1805	4468	0.103	45.0	1826	4876	0.112	49.0
1806	4504	0.103	45.0	1827	4876	0.112	49.0
1807	4275	0.098	45.0				

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L21	N13°56'29"E	21.47	L28	N84°46'12"E	24.03
L22	N59°55'54"E	102.68	L29	N30°04'06"W	95.00
L23	N59°55'54"E	96.99	L30	N59°55'54"E	5.39
L24	N70°04'06"W	22.52	L31	N69°22'37"E	22.86
L25	N30°04'06"W	78.00	L32	N24°53'52"W	37.41
L26	N59°55'54"E	100.10	L33	N69°55'54"E	22.91
L27	N77°35'57"E	106.21	L34	N72°24'03"W	151.81

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	480.68	779.80	030°53'44"
C12	238.50	1287.50	01°54'33"
C13	97.26	472.50	01°47'39"
C14	109.08	500.00	01°22'49"
C15	109.26	527.50	01°15'03"
C16	391.61	1270.00	01°40'03"
C17	73.59	1297.50	00°31'43"
C18	86.39	55.00	09°07'00"
C19	56.55	36.00	09°07'00"
C20	162.68	527.50	01°40'03"
C21	154.18	500.00	01°40'03"
C22	111.36	472.50	01°37'04"



COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A3
CITY OF SURPRISE, ARIZONA

FEBRUARY 2020



PM: J. SPRING
DR: T. SIKORING
JOB NO.
09001944
SCALE: 1" = 40 FEET
SHEET NO.
4 OF 6

1. 1/20/2019 10:44 AM jason@atwell.com jason@atwell.com 2. 2/27/2020 10:18 AM jason@atwell.com 2/27/2020 10:18 AM
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LOT TABLE WIDTH BASED ON FBSL				LOT TABLE WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
1778	4800	0.110	50.0	1889	4275	0.098	45.0
1779	4320	0.099	45.0	1900	4907	0.113	49.0
1780	4320	0.099	45.0	1901	4907	0.113	49.0
1781	4320	0.099	45.0	1902	4907	0.098	45.0
1782	4842	0.111	53.1	1903	4275	0.098	45.0
1783	4347	0.100	41.1	1904	4275	0.098	45.0
1784	4676	0.107	45.2	1905	4275	0.098	45.0
1785	4928	0.113	45.2	1906	4275	0.098	45.0
1786	4986	0.114	45.2	1907	4275	0.098	45.0
1887	5701	0.131	61.8	1908	4275	0.098	45.0
1888	5055	0.116	53.2	1909	4275	0.098	45.0
1889	4668	0.107	48.0	1923	4275	0.098	45.0
1890	4907	0.113	49.0	1924	4275	0.098	45.0
1891	4275	0.098	45.0	1925	4275	0.098	45.0
1892	4459	0.102	45.0	1926	4275	0.098	45.0
1893	7930	0.182	53.1	1927	4275	0.098	45.0
1894	9476	0.218	64.1	1928	4275	0.098	45.0
1895	5036	0.116	45.0	1929	4275	0.098	45.0
1896	4275	0.098	45.0	1930	4275	0.098	45.0
1897	4275	0.098	45.0	1931	4907	0.113	49.0
1898	4275	0.098	45.0				

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L35	S30°04'06"E	433.44	L49	N12°44'03"W	79.00
L36	N68°46'12"E	24.03	L50	N32°35'57"E	22.63
L37	N77°35'57"E	24.16	L51	N57°24'03"W	22.63
L38	N12°24'03"W	98.00	L52	N12°44'03"W	79.00
L39	N77°35'57"E	79.00	L53	N31°53'33"E	16.02
L40	N57°24'03"W	22.63	L54	N58°22'27"W	11.10
L41	N11°30'57"E	90.00	L55	N11°30'57"E	90.00
L42	N31°00'09"E	21.99	L56	N14°20'51"W	46.52
L43	N57°28'51"W	22.60	L57	S75°39'09"W	80.06
L45	N32°31'39"E	22.66	L58	N58°22'27"W	11.14
L46	N77°35'57"E	96.00	L59	S75°33'33"E	74.33
L47	N57°24'03"W	22.63	L60	S31°57'53"W	6.99
L48	N12°24'03"W	79.00	L61	N12°44'03"W	46.53

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C23	162.87	527.50	017°40'03"
C24	154.18	500.00	017°40'03"
C25	111.36	472.50	019°30'04"
C26	80.11	472.50	009°42'04"
C27	56.55	36.00	090°00'00"
C28	86.39	55.00	090°00'00"
C29	90.51	462.50	011°24'45"
C30	80.49	472.50	009°45'33"
C31	86.93	500.00	009°57'43"
C32	80.39	527.50	008°43'55"

ATWELL
RANCHO MERCADO PARCEL A3
COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A3
CITY OF SURPRISE, ARIZONA

FEBRUARY 2020

RECORDS

ATWELL
J. SPRING
DR. T. SODERBERG
JOB NO. 09001944
SCALE: 1" = 40 FEET
SHEET NO. 5 OF 6

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LOT TABLE/WIDTH BASED ON FMSL					LOT TABLE/WIDTH BASED ON FMSL				
LOT	AREA SQ. FT.	AREA ACRES	WIDTH		LOT	AREA SQ. FT.	AREA ACRES	WIDTH	
1837	4907	0.113	49.0		1862	4907	0.113	49.0	
1838	4275	0.098	45.0		1863	4275	0.098	45.0	
1839	4275	0.098	45.0		1864	4275	0.098	45.0	
1840	4258	0.098	45.0		1865	4275	0.098	45.0	
1841	4425	0.102	45.0		1866	4275	0.098	45.0	
1842	4275	0.098	45.0		1867	4275	0.098	45.0	
1843	4275	0.098	45.0		1868	4275	0.098	45.0	
1844	4275	0.098	45.0		1869	4907	0.113	49.0	
1845	4275	0.098	45.0		1870	4439	0.102	45.0	
1846	4275	0.098	45.0		1871	4275	0.098	45.0	
1847	4275	0.098	45.0		1872	4275	0.098	45.0	
1848	4275	0.098	45.0		1873	4910	0.113	49.0	
1849	4275	0.098	45.0		1902	4907	0.113	49.0	
1850	4275	0.098	45.0		1911	4275	0.098	45.0	
1851	5437	0.125	49.0		1912	4275	0.098	45.0	
1852	4725	0.108	45.0		1913	4275	0.098	45.0	
1853	4723	0.108	45.0		1914	4275	0.098	45.0	
1854	5293	0.122	45.0		1915	4903	0.110	46.9	
1855	4253	0.100	45.0		1916	4275	0.098	45.0	
1856	5071	0.116	48.0		1917	4275	0.098	45.0	
1857	4291	0.099	45.0		1918	4275	0.098	45.0	
1858	4275	0.098	45.0		1919	4347	0.100	45.0	
1859	4275	0.098	45.0		1920	4420	0.101	45.0	
1860	4275	0.098	45.0		1921	4275	0.098	45.0	
1861	4907	0.113	49.0		1922	4275	0.098	45.0	

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L62	N57°24'03"W	9.90'	L81	N12°24'03"W	89.70'
L63	N12°24'03"W	88.00'	L82	N77°35'57"E	95.00'
L64	N24°04'06"E	14.00'	L83	N66°17'03"W	13.09'
L65	N77°35'57"E	95.00'	L84	N32°35'57"E	22.63'
L66	N49°28'32"E	7.70'	L85	N12°24'03"W	79.00'
L67	N77°35'57"E	527.00'	L86	N12°24'03"W	79.00'
L68	N77°35'57"E	79.00'	L87	N57°24'03"W	22.63'
L69	N57°24'03"W	22.63'	L88	N37°41'47"E	27.88'
L70	N12°24'03"W	79.00'	L89	N12°24'03"W	66.47'
L71	N57°24'03"W	22.63'	L90	N12°24'03"W	35.00'
L72	N77°35'57"E	95.00'	L91	N12°24'03"W	97.73'
L73	N77°35'57"E	95.00'	L92	N32°35'57"E	22.63'
L74	N24°04'06"E	13.99'	L93	N12°24'03"W	94.99'
L75	N12°24'03"W	95.00'	L94	N36°35'44"E	9.69'
L76	N12°24'03"W	79.00'	L95	N53°15'53"W	17.56'
L77	N57°24'03"W	22.63'	L96	S87°09'55"W	74.71'
L78	N32°35'57"E	22.63'	L97	S36°35'44"W	12.25'
L79	N12°24'03"W	79.00'	L98	S36°35'44"W	12.25'
L80	N32°35'57"E	9.90'	L100	N06°40'56"W	19.60'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C33	90.32'	57.50'	090°00'00"
C34	96.55'	56.00'	090°00'00"
C35	86.39'	55.00'	090°00'00"
C36	26.20'	26.00'	090°00'00"
C37	86.39'	55.00'	090°00'00"
C38	56.55'	56.00'	090°00'00"
C39	32.36'	25.00'	074°10'24"
C40	16.24'	527.50'	001°45'52"
C41	22.91'	500.00'	002°37'33"
C42	10.75'	472.50'	001°18'14"
C43	26.99'	500.00'	003°02'34"
C44	77.32'	1375.00'	003°13'18"

ATWELL
1000 E. DOWNEY AVENUE
SUITE 200
PHOENIX, AZ 85026

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A3
CITY OF SURPRISE, ARIZONA

FEBRUARY 2020

DR. T. SINKOVSKY
JOB NO. 09001944
SCALE: 1" = 40 FEET
SHEET NO. 6 OF 6



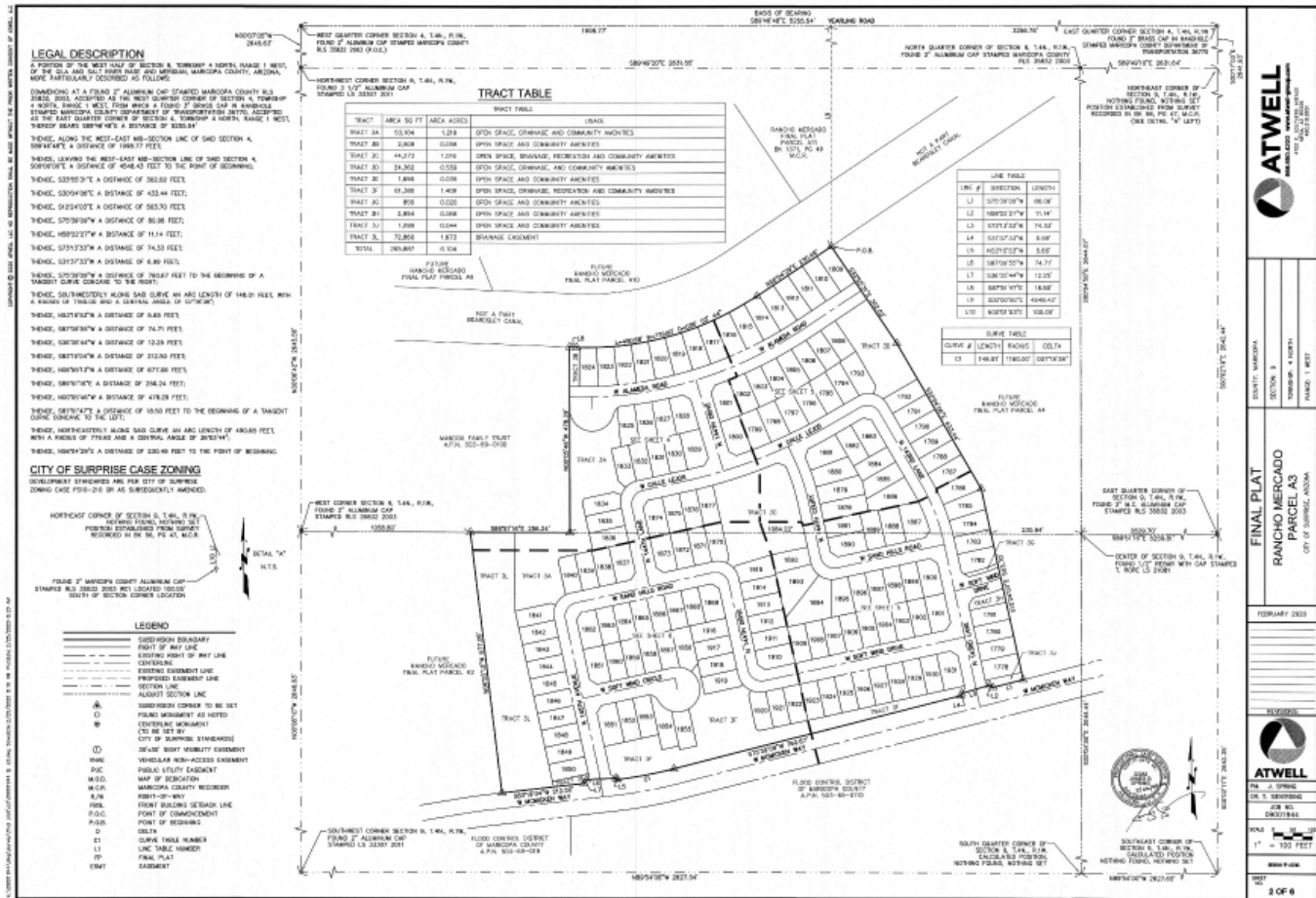
Rancho Mercado Parcel A3 Final Plat

City Council
February 16, 2021

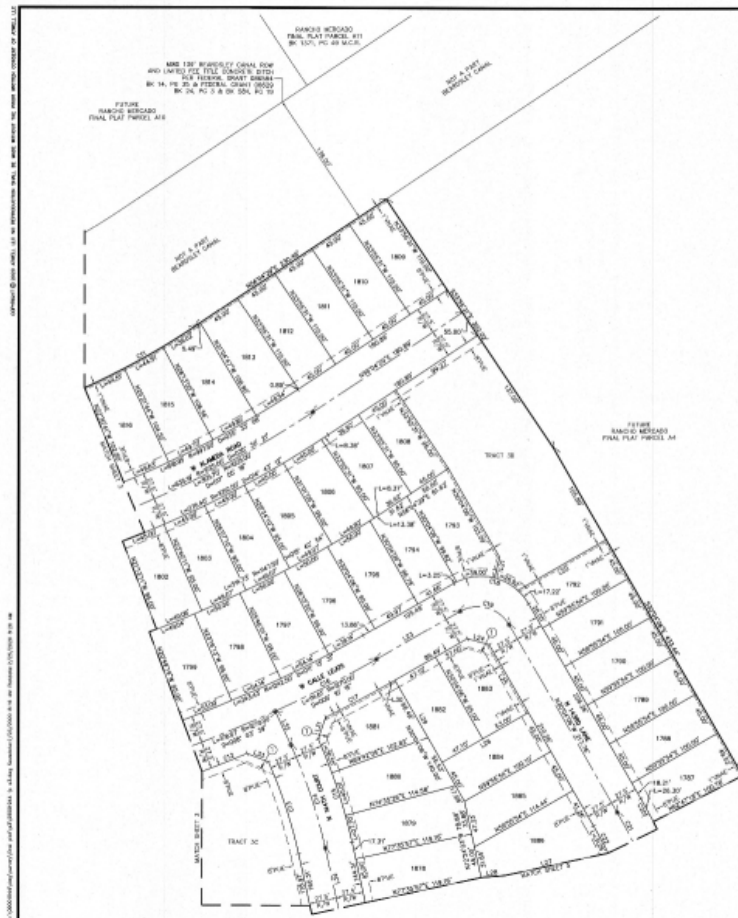


VICINITY MAP

FINAL PLAT







LST TEMPERATURE BASED ON PBL				LST TEMPERATURE BASED ON PBL			
LST	AREA OF	AREA	METH	LST	AREA OF	AREA	METH
1767	7508	0.508	481	1768	4275	0.586	481
1768	4550	0.501	4550	1769	4550	0.501	4550
1769	4550	0.501	4550	1770	4550	0.501	4550
1770	4550	0.501	4550	1771	4550	0.501	4550
1771	4550	0.501	4550	1772	4550	0.501	4550
1772	4550	0.501	4550	1773	4550	0.501	4550
1773	4550	0.501	4550	1774	4550	0.501	4550
1774	4550	0.501	4550	1775	4550	0.501	4550
1775	4550	0.501	4550	1776	4550	0.501	4550
1776	4550	0.501	4550	1777	4550	0.501	4550
1777	4550	0.501	4550	1778	4550	0.501	4550
1778	4550	0.501	4550	1779	4550	0.501	4550
1779	4550	0.501	4550	1780	4550	0.501	4550
1780	4550	0.501	4550	1781	4550	0.501	4550
1781	4550	0.501	4550	1782	4550	0.501	4550
1782	4550	0.501	4550	1783	4550	0.501	4550
1783	4550	0.501	4550	1784	4550	0.501	4550
1784	4550	0.501	4550	1785	4550	0.501	4550
1785	4550	0.501	4550	1786	4550	0.501	4550
1786	4550	0.501	4550	1787	4550	0.501	4550
1787	4550	0.501	4550	1788	4550	0.501	4550
1788	4550	0.501	4550	1789	4550	0.501	4550
1789	4550	0.501	4550	1790	4550	0.501	4550
1790	4550	0.501	4550	1791	4550	0.501	4550
1791	4550	0.501	4550	1792	4550	0.501	4550
1792	4550	0.501	4550	1793	4550	0.501	4550
1793	4550	0.501	4550	1794	4550	0.501	4550
1794	4550	0.501	4550	1795	4550	0.501	4550
1795	4550	0.501	4550	1796	4550	0.501	4550
1796	4550	0.501	4550	1797	4550	0.501	4550
1797	4550	0.501	4550	1798	4550	0.501	4550
1798	4550	0.501	4550	1799	4550	0.501	4550
1799	4550	0.501	4550	1800	4550	0.501	4550

LINE TABLE		LINE TABLE	
LINE #	DIRECTION	LINE #	DIRECTION
1.01	912556.23°E	1.28	915446.13°E
1.22	915055.54°E	1.29	913040.08°E
1.23	915055.54°E	1.30	914950.54°E
1.24	915055.00°E	1.31	915922.37°E
1.25	913040.08°E	1.32	914950.54°E
1.26	915055.54°E	1.33	914950.54°E
1.27	915055.54°E	1.34	915922.37°E

COMPARISON TABLE			
CURVE #	LENGTH	RADIUS	OSL FR.
C1	480.80'	179.80'	0.8202744
C2	539.50'	139.15'	0.0134733
C3	93.20'	475.50'	0.0147120
C4	108.38'	506.50'	0.0139949
C5	108.26'	517.50'	0.0150183
C6	201.81'	117.00'	0.1740765
C7	73.50'	1267.50'	0.0231439
C8	86.39'	56.00'	0.0070509
C9	56.50'	56.00'	0.0070509
C20	952.56'	517.50'	0.1740765
C22	154.18'	506.00'	0.1740765
C23	111.50'	437.00'	0.0835010



ATWELL
660.893.4200 • www.atwellgroup.com
1250 E. 10th Ave. Suite 1000
Denver, CO 80202

COUNTY MARICOPA
SECTION 9
TOWNSHIP 6 NORTH
RANGE 1 WEST

FINAL PLAT
INCHO MERCAD
PARCEL A3
City of Phoenix, Arizona

FEBRUARY 2003

850-250-2500

ATWELL

No. 4, 5986

DR. T. SEVERING

09C07944

SCALE 0 20

1° = 40 FEET

10/10/2017

13

40-6

FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 16, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a Map of Dedication entitled, “Desert Oasis Phases 2 & 3” dated December 14, 2020, dedicating approximately 9.683 acres of real property and generally located along Dynamite Boulevard extending approximately 1 mile west of 171st Avenue and including portions of 171st Avenue and 175th Avenue in Desert Oasis.

Motion:

I move to approve the Map of Dedication entitled, “Desert Oasis Phases 2 & 3” dated December 14, 2020.

Background:

Coe and Van Loo Consultants, Inc., on behalf of Metro Oasis, LLLP, seeks approval of a Map of Dedication that dedicates 9.683 acres (approx.) of right-of-way for a portion of 175th Lane, Dynamite Boulevard, and a portion of 171st Avenue in the Desert Oasis PAD.

Objective Analysis:

Approval of the proposed Map of Dedication will dedicate 9.683 acres (approx.) of right-of-way for 175th Lane, Dynamite Boulevard, and 171st Avenue in the Desert Oasis PAD, and will provide access to the northern end of the Desert Oasis community.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed Map of Dedication.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS20-324 - Staff Report
 2. 01 - FS20-324 - Vicinity Map
 3. 02 - FS20-324 - MOD
 4. FS20-324 - PowerPoint
-

Map of Dedication

REPORT TO THE CITY COUNCIL

Case: FS20-324

Project Name: Map of Dedication for Desert Oasis Phases 2 & 3

Council District: 1

City Council Date: February 16, 2021

Planner: Sergio Angulo, Planner II

Owner: Metro Oasis, LLLP

Applicant: Parker Froehlich with Coe and Van Loo Consultants, Inc.

Request: Map of Dedication for Desert Oasis Phases 2 & 3

Site Location: Generally, along Dynamite Boulevard extending approximately 1 mile west of 171st Avenue and including portions of 171st Avenue and 175th Avenue in Desert Oasis.

Site Size: 9.683 acres (approx.)

Density: N/A

Findings:

- The proposed Map of Dedication is consistent with the Surprise General Plan 2035.
- The proposed Map of Dedication is consistent with the Desert Oasis PAD as amended under case FS17-545.
- The Map of Dedication is in conformance with the Preliminary Plat approved under case FS17-545.

Alternative Actions: **Approve** – Approval of the proposed Map of Dedication will allow the applicant to dedicate certain rights-of-way to the city as proposed.

Deny – Denial of the requested Map of Dedication will prevent the applicant from dedicating certain rights-of-way to the city as proposed.

Additional Information:

43 Coe and Van Loo Consultants, Inc., on behalf of Metro Oasis, LLLP, seeks approval of a Map of
44 Dedication that dedicates 9.683 acres (approx.) of right-of-way for a portion of 175th Lane, Dynamite
45 Boulevard, and a portion of 171st Avenue in the Desert Oasis Planned Area Development. These
46 streets are located along the northern and eastern boundaries of the Desert Oasis PAD. Approval of
47 this Map of Dedication will provide secondary access and facilitate the development of Phases 2 and
48 3 of the Desert Oasis PAD.

49

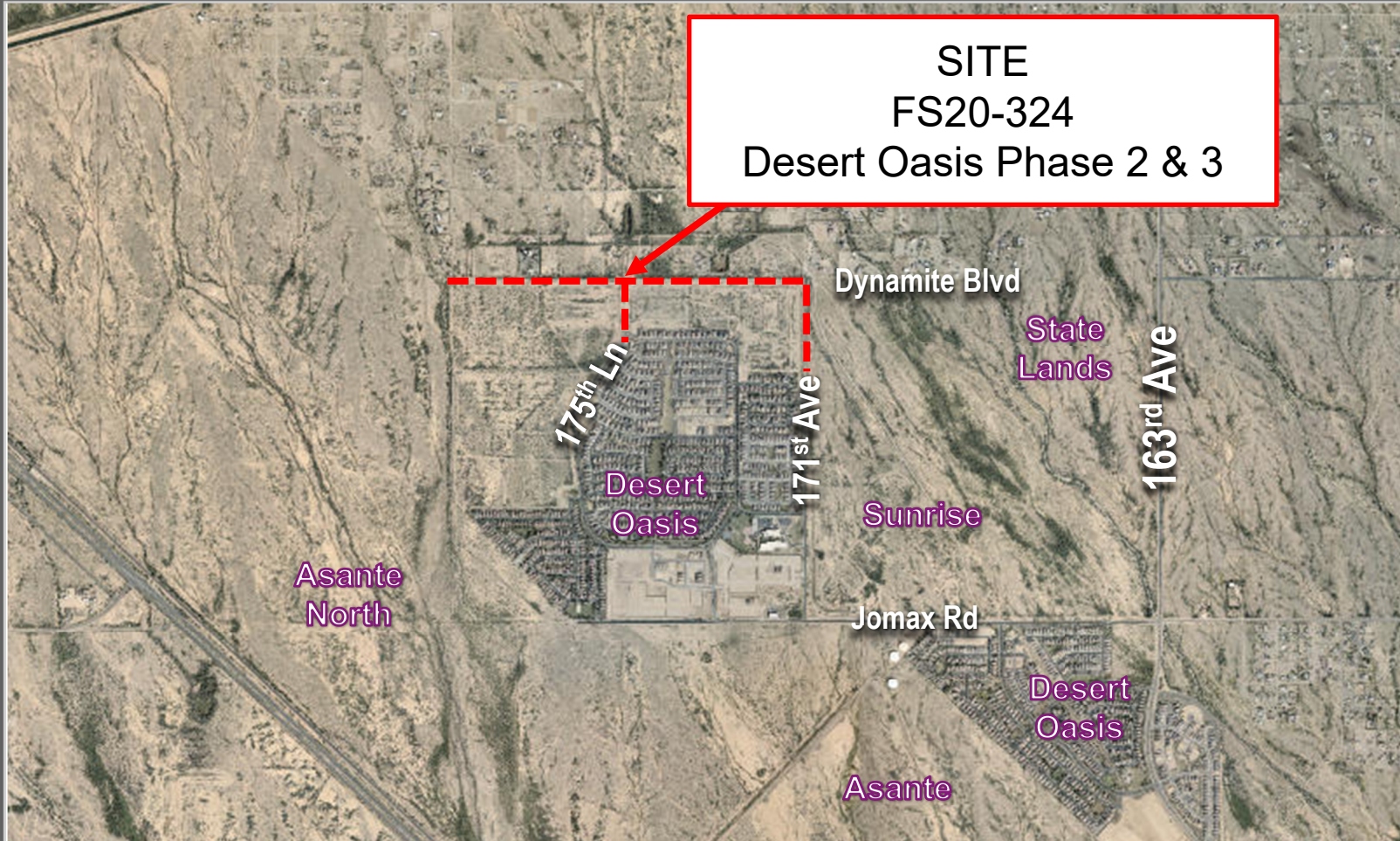
50 **Attachments:**

51

52 01 Vicinity Map

53 02 Map of Dedication

SITE
FS20-324
Desert Oasis Phase 2 & 3



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:

THAT METRO OASIS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP ("OWNERS"), HAS SUBDIVIDED UNDER THE NAME "DESERT OASIS PHASES 2 & 3" A MAP OF DEDICATION LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF "DESERT OASIS PHASES 2 & 3" AND DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET, CONSTITUTING SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE NAME GIVEN AS SHOWN ON THIS MAP OF DEDICATION.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE MAP OF DEDICATION.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIATION EASEMENT OVER AND ACROSS THIS MAP OF DEDICATION AND THIS PARCEL OF LAND, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS MAP OF DEDICATION, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE MAP OF DEDICATION AS WATERSEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATERSEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL GROUND AND SURFACE WATER RIGHTS ASSOCIATED WITH THE PROPERTY. OWNER OR SUBSEQUENT OWNERS SHALL CONVERT EXISTING IRRIGATION GRANDFATHER RIGHTS APPURTENANT TO THE PROPERTY TO TYPE I NON-IRRIGATION FOR LANDSCAPE OPEN AREAS AND RIGHTS-OF-WAY. OWNER OR SUBSEQUENT OWNERS ALL EXTINGUISH AND TRANSFER TO THE PROPERTY TO TYPE I NON-IRRIGATION GRANDFATHER RIGHTS WHICH REMAIN AFTER THE TYPE I CONVERSION. OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL EXISTING WATER CREDITS, INCLUDING BUT NOT LIMITED TO BANKED, LONG TERM AND EXTINGUISHMENT CREDITS ASSOCIATED WITH THE PROPERTY.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL, FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF, METRO OASIS, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS HERETOIN CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED.

DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2020.

METRO OASIS, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: DESERT OASIS VENTURES, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP
ITS GENERAL PARTNER
BY: HARVARD VENTURES, INC., A NEVADA CORPORATION
ITS GENERAL PARTNER

BY: _____
NAME: TIMOTHY P. BRISLIN
ITS: VICE PRESIDENT

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT.
4. DEVELOPMENT STANDARDS ARE PER APPROVED DESERT OASIS P.A.D. OR AS SUBSEQUENTLY AMENDED.
5. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
7. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
8. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITH ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
11. THIS MAP OF DEDICATION IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR DESERT OASIS APPROVED 06-07-2018 UNDER CASE F917-66.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2020, TIMOTHY P. BRISLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGE HIMSELF TO BE THE VICE PRESIDENT OF HARVARD VENTURES, INC., A NEVADA CORPORATION, THE GENERAL PARTNER OF DESERT OASIS VENTURES, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, THE GENERAL PARTNER OF METRO OASIS, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, THE OWNER AND ACKNOWLEDGED THAT HE, AS VICE PRESIDENT OF THE GENERAL PARTNER, THE GENERAL PARTNER OF OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETOIN SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA IF DESERT OASIS PHASE 2 & 3 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

MAP OF DEDICATION FOR
DESERT OASIS PHASES 2 & 3

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

RECEIVED
01/04/2021

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

DEVELOPER/OWNER

METRO OASIS, LLP
17000 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 346-1118
CONTACT: TIM BRISLIN

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-4631
FAX: (602) 264-4631
CONTACT: PARKER FROELICH, P.E.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS MAP OF DEDICATION IS NORTH 00°16'25" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1263 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS.

RELEASE OF LIABILITY

METRO OASIS, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP ("OWNERS") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE, OVER OR IN CONNECTION WITH THE AREA LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS MAP OF DEDICATION UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS MAP OF DEDICATION SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID MAP OF DEDICATION UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

METRO OASIS, LLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP ("OWNERS") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE, OVER OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LAKE AIR FORCE BASE. WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, FIRST FLIP, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LAKE AIR FORCE BASE AND ITS AUXILIARY FIELDS, THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS MAP OF DEDICATION OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA WITHIN FLOOD ZONE "ZONE 'AO', ZONE 'A', AND ZONE 'X' (SHADED)". BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 0401205, AND INFC0210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 04003, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE "AO" - AREAS SUBJECT TO INUNDATION BY 1-PERCENT ANNUAL CHANCE SHALLOW FLOODING USUALLY SHEET FLOW ON SLOPING TERRAIN WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THE ZONE.

ZONE "A" - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EXCEPT WHERE SHALLOW FLOODING USUALLY SHEET FLOW ON SLOPING TERRAIN, WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (FEET) OR FLOOD DEPTHS ARE SHOWN.

ZONE "X" (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS MAP OF DEDICATION REVIEWED AND APPROVED THIS _____ DAY OF _____, 2020, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER

DATE: _____

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 20____.

ATTEST:

MAYOR

DATE: _____

CITY CLERK

DATE: _____

CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

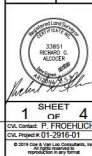
BY: _____
RICHARD G. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-4631
C.V.SURVEY@CVCCL.COM

RIGHT OF WAY TABLE	
RIGHT OF WAY	9.683 ACRES

CASE F820-324
DATE: 12/14/2020

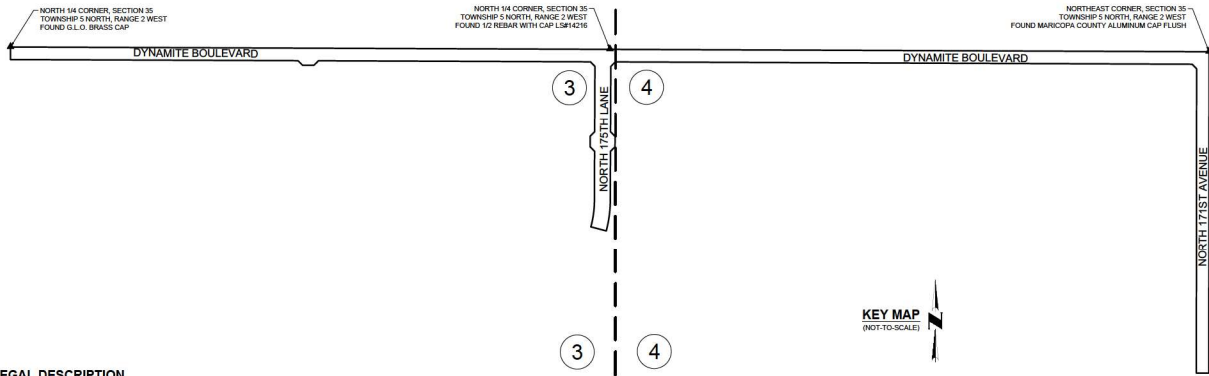
GROSS AREA = 9.683 ACRES

SEE SHEET 2 FOR LEGAL DESCRIPTION, TRACT AND LOT AREA TABLES AND SHEET 4 FOR CURVE TABLE



1 SHEET OF 4
C.V. CONSULTING, P. FROELICH
C.V. PROJECT 01-2020-01
www.cvc.com
C.V. PROJECT 01-2020-01

**MAP OF DEDICATION FOR
DESERT OASIS PHASE 2 & 3**
LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THAT PART OF TRACTS J AND K OF DESERT OASIS PHASE 1, PARCEL 3, AS RECORDED IN BOOK 1506 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" REBAR WITH CAP L5H4216 MARKING THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE SOUTH 89°48'18" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE NORTH LINE OF SAID TRACT K, A DISTANCE OF 2,843.21 FEET TO THE MARICOPA COUNTY ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 00°03'09" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE EAST LINE OF SAID TRACT K, A DISTANCE OF 1,418.74 FEET TO THE SOUTHEAST CORNER OF SAID TRACT K;

THENCE NORTH 89°56'55" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT K, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°03'09" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,341.91 FEET;

THENCE NORTH 44°51'55" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 28.33 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE NORTH 89°48'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 284.15 FEET;

THENCE SOUTH 45°13'42" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°13'41" WEST, A DISTANCE OF 288.03 FEET;

THENCE SOUTH 44°46'19" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°13'41" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 45°13'42" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 00°13'41" WEST, A DISTANCE OF 213.56 FEET TO THE BEGINNING OF A TANGENT CURVE OF 535.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'30", A DISTANCE OF 136.72 FEET;

THENCE NORTH 75°02'04" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID TRACTS J AND K, SAID POINT BEING ON A 465.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 75°02'08" WEST;

THENCE ALONG SAID COMMON LINE BETWEEN TRACTS J AND K THE FOLLOWING COURSES:

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'51", A DISTANCE OF 118.87 FEET;

THENCE NORTH 00°13'41" EAST, A DISTANCE OF 213.56 FEET;

THENCE NORTH 44°46'19" WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 00°13'41" EAST, A DISTANCE OF 46.00 FEET;

THENCE NORTH 45°13'42" EAST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 00°13'41" EAST, A DISTANCE OF 288.02 FEET;

THENCE NORTH 44°46'19" WEST, A DISTANCE OF 28.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 89°48'47" WEST, DEPARTING SAID COMMON LINE ALONG SAID PARALLEL LINE, A DISTANCE OF 1,199.87 FEET;

THENCE SOUTH 45°13'20" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 28.28 FEET;

THENCE NORTH 89°48'47" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 44°46'47" WEST, A DISTANCE OF 28.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 89°48'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,388.84 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°13'20" EAST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID TRACT J, A DISTANCE OF 50.00 FEET TO THE G.L.O. BRASS CAP MARKING THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°48'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND ALONG THE NORTH LINE OF SAID TRACT J AND K, A DISTANCE OF 2,843.43 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 421,750 SQUARE FEET OR 9.663 ACRES, MORE OR LESS.

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

MAP OF DEDICATION

DESERT OASIS PHASES 2 & 3
SURPRISE, ARIZONA

2 SHEET OF 4
C.V. Coe & P. Froehlich
C.V. Project 01-2916-01
11-11-11
11-11-11

SEE SHEET 4 FOR CURVE
TABLE AND LOT AREA TABLE

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

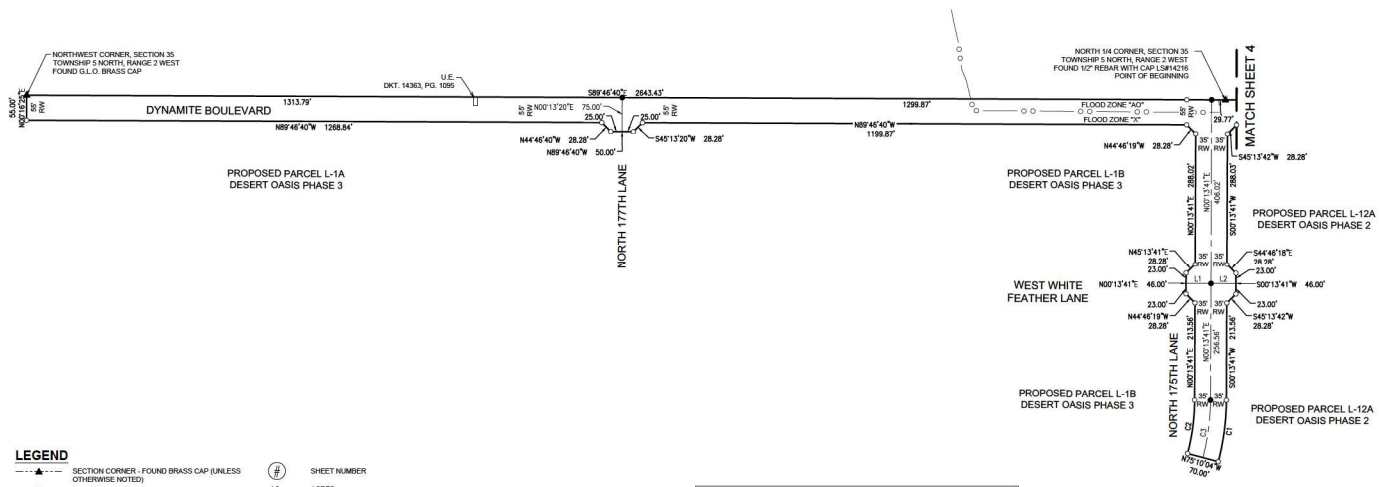
MAP OF DEDICATION

33851
RICHARD G. ALCOCER
2009
ARIZONA
REGISTERED PROFESSIONAL ENGINEER
LICENSED LAND SURVEYOR

3 SHEET OF 4

Civil Contract: P. FROELICH
Civil Project #: 01-2916-01

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NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	136.72'	535.00'	014°38'30"	68.73	136.35	S07°32'56"W
C2	118.87'	465.00'	014°38'51"	59.76	118.55	N07°33'06"E
C3	127.80'	500.00'	014°38'40"	64.25	127.45	N07°33'01"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°46'18"W	55.00'
L2	N89°46'18"W	55.00'

SEE SHEET 2 FOR LEGAL DESCRIPTION

**MAP OF DEDICATION FOR
DESERT OASIS PHASES 2 & 3**
LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

**MAP OF DEDICATION
DESERT OASIS PHASES 2 & 3
SURPRISE, ARIZONA**

4 SHEET 4

CIVIL ENGINEER

PROFESSIONAL SEAL

DATE

REVISION

NO.

- LEGEND**

 - ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
 - CENTER LINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
 - CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
 - CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DET. 120, TYPE "C" - JACKPOT (UNLESS OTHERWISE NOTED)
 - BOUNDARY LINE
 - CENTERLINE
 - FLOOD ZONE
 - M.C.R. MARICOPA COUNTY RECORDER
 - DOC.# DOCUMENT NUMBER
 - G.L.O. GENERAL LAND OFFICE

SHEET NUMBER

AC. ACRES

L1 LINE NUMBER

C1 CURVE NUMBER

RW RIGHT-OF-WAY

APN ASSESSOR PARCEL NUMBER

U.E. UTILITY EASEMENT

DKT DOCKET

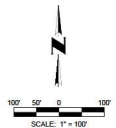
PG. PAGE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	136.72	535.00'	014°38'30"	68.73	136.35	S07°32'56"W
C2	118.87	465.00'	014°38'51"	59.76	118.55	N07°33'06"E
C3	127.80	500.00'	014°38'40"	64.25	127.45	N07°33'01"E

NO.	BEARING	LENGTH
L1	N89°46'18"W	55.00'
L2	N89°46'18"W	55.00'

PROPOSED PARCEL L-12B
DESERT OASIS PHASE 2

EAST 1/4 CORNER, SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST
FOUND BRASS CAP FLUSH 51 AMP-ED L282/174



SEE SHEET 2 FOR LEGAL DESCRIPTION.

MATCH SHEET 3

Printed by: BMM Date: 06/24/2024 10:00 AM File: N:\GIS\2024\06\24\Map of Dedication for Desert Oasis Phases 2 & 3.dwg



FS20-324
Desert Oasis Phase 2 & 3
Map of Dedication

City Council
February 16, 2021

SITE
FS20-324
Desert Oasis Phase 2 & 3



VICINITY MAP

LOCATED IN A PORTION OF THE NORTH-HALF OF SECTION 35,
TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



- [illegible]

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	126.75'	325.20'	81°28'32"	48.75	136.35	S87°21'36"W
C2	116.81'	445.20'	81°23'51"	59.76	118.55	S80°15'04"E
C3	127.80'	380.20'	81°23'50"	64.25	137.45	S80°15'04"E

LINE TABLE		
NO.	DESCRIPTION	LENGTH
L1	900'44" 18"W	20.00'
L2	900'44" 18"W	20.00'

COUNTY RECORDER



Coe & Van Loo Consultants, Inc.

MAP OF DEDICATION

DESERT OASIS PHASES 2 & 3
SURPRISE, ARIZONA



3 OF 4

MAP OF DEDICATION

Page 45 of 117





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 16, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 6
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of an Utility Easement to APS near the southwest corner of Cactus Road and Litchfield Road for the purpose of completing Fire Station 308.

Motion:

I move to approve the Utility Easement to APS.

Background:

The easement is needed to complete Fire Station 308. This is a permanent station located near the southeast corner of Cactus and Litchfield road.

Objective Analysis:

The Easement is needed to complete the project.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is currently no budgetary impact related to approval of this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. WA568690 Easement
 2. WA568690 501-43-986 LEGAL & EXHIBIT
 3. APS Easement map
-

NW 22 3N 1W
33.590243, -112.354664
APN 501-43-986
CCW-20-200
WA568690
SER JGF

UTILITY EASEMENT

THE CITY OF SURPRISE, a municipal corporation in the State of Arizona, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right within the Easement Premises to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities incidental to supplying electricity or for Grantee's own use (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"); utilize the Easement Premises for all other purposes connected therewith; and permit the installation of the wires, fixtures, conduits, or cables of any other company.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves the right to use the Easement Premises for purposes that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, **THE CITY OF SURPRISE**, a municipal corporation in the State of Arizona, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 202__.

THE CITY OF SURPRISE,
a municipal corporation in the State of Arizona

By: _____
Printed Name

Its: _____
Title

Signature

STATE OF _____ }
 } ss.
County of _____ }

This instrument was acknowledged before me this ____ day of _____, 202__
by _____ of THE CITY OF SURPRISE.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal:

Notary Public Signature

EXHIBIT “A”

LEGAL DESCRIPTION OF GRANTOR’S PROPERTY (DOC. #2016-0638414 M.C.R.)

ASSEMBLED PARCEL, OF A FINAL PLAT OF THE SPA 1 WATER RECLAMATION FACILITY,
BOOK 1288 OF MAPS, PAGE 1, OFFICIAL RECORDS OF THE COUNTY RECORDER, MARICOPA
COUNTY, ARIZONA.

EXHIBIT "B"
ARIZONA PUBLIC SERVICE JOB #WA568690

A Utility Easement situated within the Northwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the most northerly Northwest corner of that certain Assembled Parcel as shown on A FINAL PLAT OF THE SPA 1 WATER RECLAMATION FACILITY, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1288 of Maps, page 1, from which the Northeast corner of said Assembled Parcel bears South 89 degrees 20 minutes 11 seconds East, a distance of 2464.60 feet;

THENCE South 89 degrees 20 minutes 11 seconds East, along the northerly line of said Assembled Parcel, a distance of 1106.45 feet;

THENCE departing said northerly line South 00 degrees 39 minutes 49 seconds West, a distance of 295.46 feet to the POINT OF BEGINNING of this utility easement description;

THENCE South 00 degrees 00 minutes 06 seconds East, a distance of 27.25 feet;

THENCE South 89 degrees 59 minutes 54 seconds West, a distance of 1.87 feet;

THENCE South 00 degrees 00 minutes 06 seconds East, a distance of 244.15 feet to the Northerly line of an existing Arizona Public Service (APS) Utility Easement, recorded in document #2019-1025682 Maricopa County Recorder;

THENCE South 85 degrees 48 minutes 01 seconds West, along the northerly line of said existing APS Utility Easement, a distance of 3.77 feet;

THENCE South 55 degrees 48 minutes 28 seconds West, along the northerly line of said existing APS Utility Easement, a distance of 5.13 feet;

THENCE departing the northerly line of said existing APS Utility Easement North 00 degrees 00 minutes 06 seconds West, a distance of 247.30 feet;

THENCE South 89 degrees 59 minutes 54 seconds West, a distance of 3.54 feet;

THENCE North 00 degrees 00 minutes 06 seconds West, a distance of 14.92 feet;

THENCE North 52 degrees 27 minutes 50 seconds West, a distance of 151.57 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 78.68 feet;

THENCE South 90 degrees 00 minutes 00 seconds West, a distance of 8.00 feet;

THENCE North 00 degrees 00 minutes 00 seconds West, a distance of 82.64 feet;

THENCE South 89 degrees 45 minutes 16 seconds West, a distance of 2.91 feet;

THENCE North 00 degrees 14 minutes 44 seconds West, a distance of 11.33 feet;

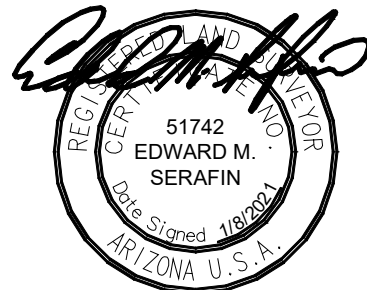
THENCE North 89 degrees 45 minutes 16 seconds East, a distance of 18.25 feet;

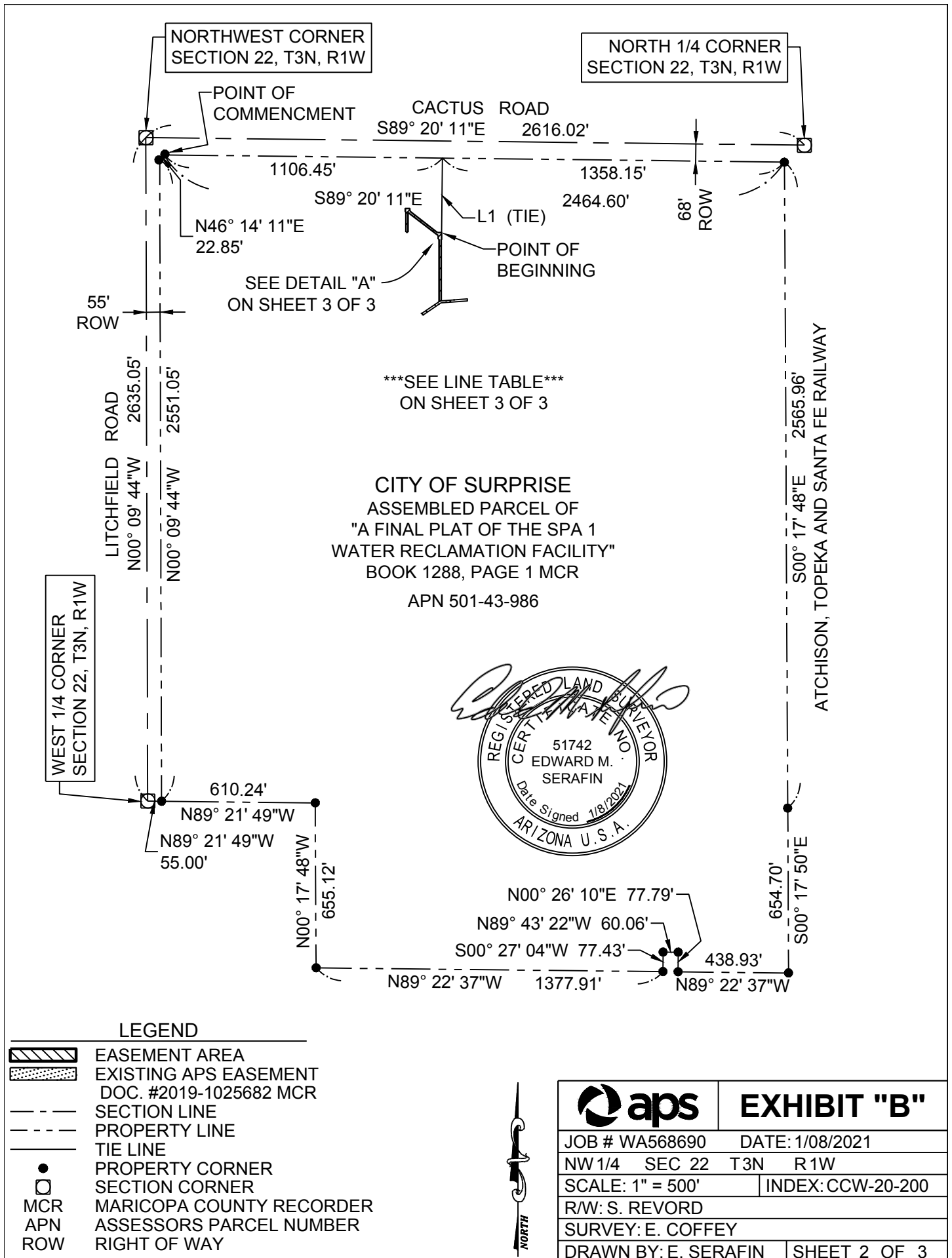
THENCE South 00 degrees 14 minutes 44 seconds East, a distance of 10.91 feet;

THENCE South 52 degrees 27 minutes 50 seconds East, a distance of 138.64 feet;

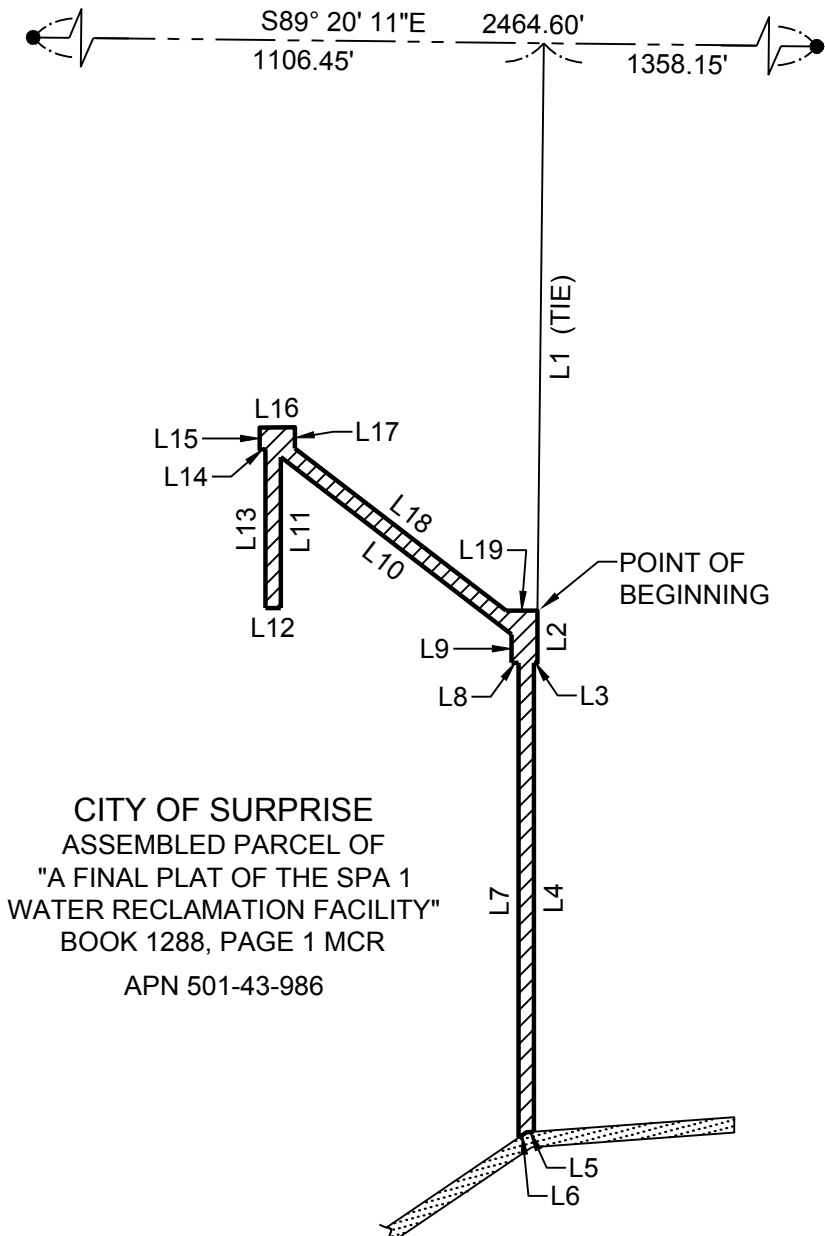
THENCE North 89 degrees 59 minutes 54 seconds East, a distance of 16.33 feet.

Utility Easement has an area of 4386.49 square feet or 0.1007 acres, more or less.

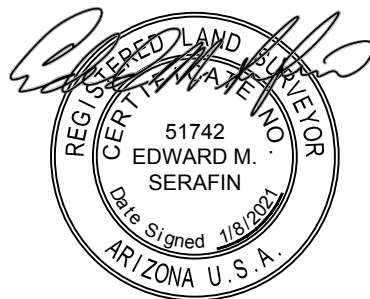




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°39'49"W	295.46'
L2	S00°00'06"E	27.25'
L3	S89°59'54"W	1.87'
L4	S00°00'06"E	244.15'
L5	S85°48'01"W	3.77'
L6	S55°48'28"W	5.13'
L7	N00°00'06"W	247.30'
L8	S89°59'54"W	3.54'
L9	N00°00'06"W	14.92'
L10	N52°27'50"W	151.57'
L11	S00°00'00"E	78.68'
L12	S90°00'00"W	8.00'
L13	N00°00'00"W	82.64'
L14	S89°45'16"W	2.91'
L15	N00°14'44"W	11.33'
L16	N89°45'16"E	18.25'
L17	S00°14'44"E	10.91'
L18	S52°27'50"E	138.64'
L19	N89°59'54"E	16.33'



CITY OF SURPRISE
 ASSEMBLED PARCEL OF
 "A FINAL PLAT OF THE SPA 1
 WATER RECLAMATION FACILITY"
 BOOK 1288, PAGE 1 MCR
 APN 501-43-986



NOTE: IT IS THE INTENT TO BE
 COINCIDENT WITH THE EXISTING APS
 EASEMENT WITH NO GAP OR OVERLAP

LEGEND

	EASEMENT AREA
	EXISTING APS EASEMENT
	DOC. #2019-1025682 MCR
	SECTION LINE
	PROPERTY LINE
	TIE LINE
	PROPERTY CORNER
	SECTION CORNER
MCR	MARICOPA COUNTY RECORDER
APN	ASSESSORS PARCEL NUMBER
ROW	RIGHT OF WAY



DETAIL "A"

	EXHIBIT "B"
JOB # WA568690	DATE: 1/08/2021
NW 1/4 SEC 22 T3N R1W	
SCALE: 1" = 100'	INDEX: CCW-20-200
R/W: S. REVORD	
SURVEY: E. COFFEY	
DRAWN BY: E. SERAFIN	SHEET 3 OF 3



Sweetwater Ave

Cactus Road

Litchfield Road

Dysart Road

APS Easement
Location



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 16, 2021

Contact Person: Jeanine Jerkovic, DIRECTOR -
ECON DEV

Submitting Department: Economic Development

District: Citywide

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to issuing a letter of support for Foreign Trade Zone designation to the Project Robin applicant.

Motion:

I move to approve the issuance of a letter of support to the Project Robin applicant for Foreign Trade Zone designation.

Background:

Project Robin is considering a location for a new operation in the City of Surprise and is in the process of applying for a Federal Foreign Trade Zone (FTZ) designation. Upon applying and qualifying with the Federal FTZ Board, they will be eligible in the State of Arizona to qualify for a reclassification in real and personal property taxes, applicable to new property and equipment investments only. As a part of their due diligence process, the applicant must collect letters of concurrence, or letters of no objection, from those impacted by the tax reclassification, including the City of Surprise and other entities. For additional context, the City of Surprise has previously supported a designation for IRIS USA.

Reclassification of the property tax rate will apply to only new site improvements and not preexisting property or improvements, and the reclassification status is dependent upon their maintaining an active FTZ status.

Objective Analysis:

In 2009, City Council adopted a Foreign Trade Zone ("FTZ") Policy as set forth in Resolution #2009-108. That Policy was then amended and restated by adoption of Resolution #2014-065 in 2014. The FTZ Policy provides in pertinent part that the City of Surprise will issue its letter of support for any qualified applicant for Foreign Trade Zone designation provided that it is consistent with the City's goals and objectives and where the applicant has agreed in writing that the reclassified FTZ tax assessment ratio (rate) will be applied only to new property, fixed assets and equipment that will be added to the FTZ after a baseline date. The Project Robin applicant for FTZ designation has agreed in writing that reclassified FTZ tax rate will only apply to new property, fixed assets and equipment added after the baseline date. The applicant has also acknowledged and agreed to the FTZ Policy's definition

and calculation of the baseline date, and to future actions required by the City's FTZ Policy, among others.

The Arizona FTZ benefit will allow Project Robin a real and personal property tax reclassification from an 18% to a 5% valuation, but the benefits of attracting the project to the City of Surprise are significant. According to a 15-year economic impact analysis completed by the Greater Phoenix Economic Council, Project Robin will employ 169 local jobs, growing to more than 200 jobs, resulting in \$8.2 million in payroll, and the construction of 200,000 square feet of property. Supporting this use of the FTZ will assist Surprise to remain competitive for the project during its final site selection process phases.

Policy Compliant:

The Project Robin applicant has acknowledged the City of Surprise FTZ Policy and agreed in writing that: (1) the reclassified FTZ tax assessment ratio (rate) will be applied only to new property, fixed assets and equipment that will be added to the FTZ after a baseline date; (2) the baseline date definition and calculation will be pursuant to the City's FTZ Policy; (3) verification that the previous year's tax rates on the property will apply; and (4) it will prepare and submit certain documentation to the Maricopa County Assessor pursuant to Surprise's FTZ Policy.

In accordance with the FTZ Policy, the City may issue a letter of support to an applicant who complies with the above criteria when it is consistent with the City's goals and objectives. Staff recommends consideration of the letter of support on the basis of Project Robin compliance with the city FTZ policy.

Financial Impact:

The proposed letter of support for Project Robin's pursuit of an FTZ is not anticipated to have an immediate associated cost for the city. If FTZ designation is granted, then the tax rate for any improvements constructed or installed after the baseline date will be at a reclassification from 18% to 5%, which would decrease tax revenue generated from those improvements.

Additionally, staff may have an additional forthcoming proposal for use of the Economic Development Contingency Fund to support Project Robin with offsetting certain fees, pending our ability to assist them with the FTZ due diligence process, as this is a project we hope to welcome to the community.

Budget Impact:

As only new investments in real and personal property are eligible for reclassification as a result of the Arizona FTZ benefit, ED staff does not anticipate a negative impact to the budget.

FTE Impact:

There is no anticipated FTE impact.

ATTACHMENTS:

1. Res 2014-065
 2. Project Robin Economic Impact Analysis
 3. Res 09-108
-

RESOLUTION NO. 2014-65

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE CITY'S POLICY REGARDING FOREIGN TRADE ZONE (FTZ) TAX BENEFIT ELIGIBILITY AS PREVIOUSLY ESTABLISHED IN RESOLUTION 09-108 AND AUTHORIZING THE CITY MANAGER TO ISSUE A LETTER OF SUPPORT FOR FTZ TAX TREATMENT FOR THE PROPERTY LOCATED AT 12000 NORTH 132ND AVENUE, SURPRISE ARIZONA.

WHEREAS, since 2009 the City of Surprise has been a member of the Greater Maricopa FTZ Inc, Advisory Board, the grantee of a new general-purpose foreign trade zone ("FTZ" or "Zone") to be created in western and northern Maricopa County;

WHEREAS, the City of Surprise supports the continued utilization of this FTZ and believes that use of Zone status serves as a means to encourage new business to locate within our City as well as encourage the retention and expansion of local business involved in international commerce;

WHEREAS, Under A.R.S. §42-12006, the State of Arizona allows real and personal property within an approved and activated foreign trade zone, or subzone, to be reclassified within Class 6 and assessed for taxation purposes at a reduced value, currently 5% of its full cash value;

WHEREAS, the City Council of the City of Surprise is authorized by the Grantee to establish local policy regarding the reclassification of real and personal property within its City's jurisdiction for the use of this new FTZ, and any approved special-purpose subzones that may apply; and

WHEREAS, the Council wishes to grant certain authority to the Surprise City Manager to pre-authorize sites within FTZ no. 277 to help market sites within the Zone.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1: This Resolution restates and amends the policies set forth in Surprise Resolution 09-108.

Section 2: The City of Surprise will issue its support letter for any qualified applicant for FTZ designation (either subzone or a new site) provided that it is consistent with the City's goals and objectives and where the following items are completed to the City's satisfaction, in the City's sole discretion:

(a) The applicant or operator agrees in writing that the reclassified FTZ tax assessment ratio (rate) will be applied only to new property, fixed assets and equipment that will be added to the Zone after a baseline date; and that the previous year's taxes and rate shall apply to all real and personal property that was assessed and taxed prior to the baseline date at the same taxable rate which will apply, had there not been an FTZ applied for and activated on the property, for any subsequent tax years.

(b) The baseline date for tax value shall be the date of completion of all of the following:

- (1) The applicant submitting a letter to the City and the Grantee (Greater Maricopa FTZ Inc.) requesting FTZ sponsorship; and
- (2) The applicant signing a Tax Policy Agreement with the City, and
- (3) The applicant paying the required fees to the Grantee.

Section 3: Notwithstanding Section 2 of this Resolution, and for only the building located at 12000 North 132nd Avenue, MCR parcel # 501-45-938 in the Surprise Skyway Business Park, the Surprise City Council hereby authorizes the Surprise City Manager, or his designee, to execute a letter of support for FTZ tax treatment as set forth in Section 4 of this Resolution, to any applicant or operator seeking assurance from the city for a proposal that also meets the following criteria:

(a) The applicant is for FTZ designation for operations at that building located at 12000 North 132nd Avenue, MCR parcel # 501-45-938 in the City of Surprise, AZ;

(b) The applicant or operator agrees in writing that the reclassified FTZ tax assessment ratio (rate) will be applied only to new property, fixed assets and equipment that will be added to the Zone after a baseline date; and that the previous year's taxes and rate shall apply to all real and personal property that was assessed and taxed prior to the baseline date at the same taxable rate which will apply, had there not been an FTZ applied for and activated on the property, for any subsequent tax years;

(c) The baseline date for tax value shall be the date of completion of the following:

- (1) The applicant signing a Tax Policy Agreement with the City; and
- (2) The applicant paying the required fees to the Grantee.

The purpose for this delegation of authority is for the promotion of the FTZ classification and for industry recruitment for this particular parcel only.

Section 4: The applicant shall prepare and submit to the Maricopa County Assessor the following documents:

- (a) a baseline value estimate consisting of the sum of the past year's assessment on the property as last-assessed or taxed, prior to the baseline date which will establish the baseline value which shall be assessed the rate as if the baseline value was not part of an activated FTZ Site, which will establish the baseline taxes payable on said Site;
- (b) an estimate or plan for the construction/purchase or erection of any new real property and equipment purchased after the date of the baseline, which, when in place and assessed for taxes (and qualified by the Assessor as having met the FTZ requirements of "approved and activated FTZ Site"), shall be taxed at the re-classed rate of 5%, or as may be adjusted by the State.

APPROVED AND ADOPTED this 17th day of June, 2014.


Sharon R. Wolcott, Mayor

Attest:

Approved as to form:


Sherry Aguilar, City Clerk


Misty Leslie, City Attorney



COMMUNITY & ECONOMIC DEVELOPMENT

Date: June 17, 2014
To: Mayor and City Council
From: Michael W. Hoover, Economic Development Supervisor
Re: Park Skyway – Foreign Trade Zone Support Letter

Introduction

Attached for the Mayor and Council's review and discussion is a resolution to provide a support letter to Park Skyway to pursue Foreign Trade Zone qualified companies.

Background

The city of Surprise approved a resolution to join the Greater Maricopa Foreign Trade Zone (GMFTZ) in 2009. Surprise Pointe, located at the SWC of Thunderbird Road and Dysart Road is one of the original designated sites for the GMFTZ. The support for the reclassification was with the agreement the taxing jurisdictions revenue from the property would be equal or above the previously collected amounts.

Proposed Support Letter

Park Skyway, a 420,000 square foot speculative industrial building, has requested letters of support from Surprise and other taxing jurisdictions for a foreign trade zone (user driven) pre-application. The pre-application would be used in dialogue with potential new tenants and be formalized with a tenant lease or purchase agreement and federal approval of foreign trade zone qualifications.

Development Agreement

The Economic Development Division recommends a letter of support. Park Skyway is the only large industrial building in the city and will be competing statewide and nationally for tenants. The letter of support will provide Park Skyway a marketing tool that may show potential new businesses cost and time savings. The letter of support will be consistent with city activity in the past, identifying a revenue neutral approach to providing foreign trade zone status.

Recommendation

Approval.



City Manager's Office
16000 N. Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-1100
Fax 623-222-1021
TTY: 623-222-1002

June 18, 2014

Mr. Arthur B. Othon
Chairman of GMFTZ, Inc.
WESTMARC
14100 N. 83rd Avenue, Suite 150
Peoria, AZ 85381

RE: Greater Maricopa Foreign Trade Zone, Inc. *and*
Skyway Business Park
12000 North 132nd Avenue
Surprise, Arizona 85375

Dear Mr. Othon,

On behalf of the City of Surprise I would like to offer my continued support of FTZ No. 277, as we believe that the Zone is an excellent vehicle for attracting, expanding and maintaining business opportunities within our community.

It is our understanding that Park Skyway is proposing to bring FTZ tenants and users to their new 400,000+ square foot building inside Skyway Business Park located at southwest Cactus Road and Dysart Road in Surprise. In order to better secure and capture new business opportunities, Park Skyway (the building parcel only) is seeking advance assurance of the FTZ tax ramifications which might ensue should a real "project" start to show interest in the currently constructed building. This is exciting news for our community and it is our hope that a tenant or user will locate at this industrial site and bring employment opportunities to our community.

This letter will serve as recognition of our policy to support a FTZ tax classification for any Zone user or tenant that enters into an agreement for leasing or purchasing the building currently constructed within Skyway Business Park. The City of Surprise authorized me to approve any qualified FTZ applicant seeking to locate in the building located at 12000 North 132nd Avenue. Applicants may be qualified by me if they represent a project generating city property taxes in the City of Surprise that are greater than or equal to the most recent Maricopa County Board of Supervisors certified tax roll at the subject location as further described in Resolution 2014-65. The Zone Applicant may use this letter as evidence of our tax support for this site.

Sincerely,

Bob Wingenroth
City Manager

RFLS # 3944



CITY OF SURPRISE
Regular City Council Meeting

June 17, 2014 @ 6:00:00 PM

Back Print

#10

Council Meeting Date: June 17, 2014 Contact Person: Bob Wingenroth, City Manager
Submitting Department: CD District: 6
Staff Recommendations: Approve

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action amending the City's policy regarding Foreign Trade Zone Tax Benefit Eligibility, as previously established in Resolution 09-108 and authorizing the city manager to issue a support letter regarding potential tax reclassification for the building located at 12000 North 132nd Avenue in the Surprise Skyway Business Park; Resolution 2014-65.

Motion:

I move to approve Resolution 2014-65.

Background:

The city of Surprise approved a resolution to join the Greater Maricopa Foreign Trade Zone (GMFTZ) in 2009. Park Skyway, a 420,000 square foot speculative industrial building, has requested letters of support from Surprise and other taxing jurisdictions for a foreign trade zone (user driven) pre-application.

Financial Impact Statement:

This action is revenue neutral.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [FTZ Support Letter - Wingenroth](#)
- ☐ [Resolution 2014-65](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Mike Hoover, Economic Development Supervisor

City Clerk's Office only

COUNCIL ACTION

Motion/Second:

Wolcott	
Winters	<u>S</u>
Biundo	
Williams	
Villanueva	
Hall	
Tande	<u>m</u>

Results:

For	<u>17</u>
Against	<u>0</u>
Passed	<u>✓</u>
Failed	
Continued	
Tabled	
Absent	
Abstained	



Project Robin Impact Analysis

December 2020

Impact Analysis

Overview

The City of Surprise has requested an analysis of Project Robin's impact over the next 15 years to demonstrate the economic value the company will generate in the city.

Based on the assumptions outlined below, Project Robin will generate an estimated \$3.1 million in direct tax revenues and an additional \$552,526 in indirect tax revenues for a total of \$3.7 million in tax revenue to the City of Surprise over a 15-year period.

In 15 years this company will directly create an estimated \$76.9 million of personal income, plus an additional \$26.0 million in indirect personal income for a total of \$102.9 million. Over a 15-year period Project Robin will create \$544.3 million in economic output, with \$450.3 million in direct economic output, and \$94.0 million in indirect output.

Assumptions

Total Employment at the end of 15 Years: 169 jobs

Annual Payroll at the end of 15 Years: \$8.2 million

Total Square Feet of Property: 200,000 square feet by Year 12

Total Real Property Improvement Investment: \$20.8 million

Total Personal Property Investment: \$49.8 million

15-Year Economic Impact to City of Surprise

Impact	Jobs	Personal Income	Economic Output	Revenues
Direct	169	\$76,896,556	\$450,310,736	\$3,127,797
Indirect	62	\$25,975,291	\$93,978,660	\$552,526
Total	231	\$102,871,847	\$544,289,396	\$3,680,323



Direct Revenue and Economic Impact

Year	Jobs	Personal Income	Output	Revenues
2021	36	\$1,923,084	\$11,261,693	\$306,703
2022	41	\$2,202,725	\$12,899,287	\$110,141
2023	59	\$3,018,204	\$17,674,779	\$118,222
2024	63	\$3,249,981	\$19,032,079	\$137,684
2025	79	\$4,060,679	\$23,779,574	\$142,843
2026	83	\$4,271,263	\$25,012,766	\$160,596
2027	98	\$4,951,450	\$28,995,981	\$266,535
2028	101	\$5,100,197	\$29,867,052	\$187,055
2029	116	\$5,749,888	\$33,671,681	\$187,441
2030	119	\$5,898,711	\$34,543,197	\$201,076
2031	133	\$6,585,362	\$38,564,266	\$201,880
2032	136	\$6,734,176	\$39,435,729	\$373,392
2033	150	\$7,353,150	\$43,060,477	\$233,362
2034	154	\$7,584,962	\$44,417,982	\$249,559
2035	169	\$8,212,724	\$48,094,193	\$251,308
Total	169	\$76,896,556	\$450,310,736	\$3,127,797

Indirect Revenue and Economic Impact

Year	Jobs	Personal Income	Output	Revenues
2021	15	\$649,608	\$2,350,285	\$13,818
2022	17	\$744,070	\$2,692,047	\$15,828
2023	23	\$1,019,535	\$3,688,679	\$21,688
2024	25	\$1,097,828	\$3,971,945	\$23,353
2025	31	\$1,371,678	\$4,962,734	\$29,178
2026	33	\$1,442,813	\$5,220,098	\$30,690
2027	38	\$1,672,576	\$6,051,384	\$35,577
2028	39	\$1,722,822	\$6,233,175	\$36,647
2029	44	\$1,942,285	\$7,027,191	\$41,315
2030	45	\$1,992,557	\$7,209,074	\$42,383
2031	50	\$2,224,504	\$8,048,261	\$47,317
2032	51	\$2,274,773	\$8,230,132	\$48,387
2033	56	\$2,483,859	\$8,986,608	\$52,834
2034	58	\$2,562,164	\$9,269,916	\$54,500
2035	62	\$2,774,219	\$10,037,131	\$59,011
Total	62	\$25,975,291	\$93,978,660	\$552,526

Total Revenue and Economic Impact

Year	Jobs	Personal Income	Output	Revenues
2021	51	\$2,572,692	\$13,611,978	\$320,521
2022	58	\$2,946,795	\$15,591,334	\$125,969
2023	82	\$4,037,739	\$21,363,458	\$139,910
2024	88	\$4,347,809	\$23,004,024	\$161,037
2025	110	\$5,432,357	\$28,742,308	\$172,021
2026	116	\$5,714,076	\$30,232,864	\$191,286
2027	136	\$6,624,026	\$35,047,365	\$302,112
2028	140	\$6,823,019	\$36,100,227	\$223,702
2029	160	\$7,692,173	\$40,698,872	\$228,756
2030	164	\$7,891,268	\$41,752,271	\$243,459
2031	183	\$8,809,866	\$46,612,527	\$249,197
2032	187	\$9,008,949	\$47,665,861	\$421,779
2033	206	\$9,837,009	\$52,047,085	\$286,196
2034	212	\$10,147,126	\$53,687,898	\$304,059
2035	231	\$10,986,943	\$58,131,324	\$310,319
Total	231	\$102,871,847	\$544,289,396	\$3,680,323

Impact Analysis

About GPEC Economic Impact Model

The Greater Phoenix impact model calculates economic and revenue impacts of new business in the region. The underlying theory behind this regional model is that all communities benefit when a new business locates in the region, both in terms of employed residents and new revenues. The purpose of the model is to show how this distribution of economic benefits may occur.

Economic Impact

The impact model uses county-level multipliers from the Minnesota IMPLAN Group for Maricopa County to calculate direct and indirect impact on specific communities in the Greater Phoenix region. The model also calculates economic impact to the county and state economies in terms of new jobs, output, and revenue generated. In addition to jobs, new businesses create new consumer spending throughout. The payroll from the new businesses can be converted into effective buying income. On a regional basis, effective buying income is distributed across retail and service categories based on spending patterns from the Bureau of Labor Statistics.

Revenue Impact

Direct revenue impacts include revenues generated directly by the businesses, based on project information such as real property values, employment, direct sales, and local and nonlocal purchases. Additional revenues generated by related supplier and consumer jobs, and supported residents are included in the indirect and total impact results. All revenue projections are in current dollars.

Disclaimer

The results from this analysis suggest only one possible scenario based on given project parameters and assumptions, and do not exclude other development possibilities under different assumptions. The economic impact model serves as a tool for basic quantitative evaluations for economic development projects. The results are based on the current economic structure of the communities, and current tax rates. The results of the model are order-of-magnitude estimates and are intended only as a general guide as to show how businesses and development projects may impact the region.



Greater Phoenix Greater Together

People. Place. Technology.

RESOLUTION NO. 09-108

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, MEMBERSHIP IN THE GREATER MARICOPA FTZ INC, ADVISORY BOARD AND IMPLEMENTING FOREIGN TRADE ZONE PROPERTY TAX RECLASSIFICATION.

WHEREAS, the City of Surprise desires to be a member of the Greater Maricopa FTZ Inc, Advisory Board, the grantee of a new general-purpose foreign trade zone ("FTZ" or "Zone") to be created in western and northern Maricopa County, and;

WHEREAS, Under A.R.S. 42-12006, the State of Arizona allows real and personal property within an approved and activated foreign trade zone, or subzone, to be reclassified within Class 6 and assessed for taxation purposes at 5% of its full cash value, and;

WHEREAS, the City of Surprise supports the utilization of this new FTZ and believes the granting of Zone status will serve as a means to encourage new business to locate within our City as well as encourage the retention and expansion of local business involved in international commerce, and;

WHEREAS, the City Council of the City of Surprise is authorized by the Grantee to establish local policy regarding the reclassification of real and personal property within its City's jurisdiction for the use of this new FTZ, and any approved special-purpose subzones that may apply, now

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That the City of Surprise agrees to participate in the Greater Maricopa FTZ, Inc. and accepts a position on its advisory board;

Section 2: That the City of Surprise will issue its support letter for any qualified applicant for FTZ designation (either subzone or a new site) provided that it is consistent with the City's goals and objectives and where the following items are completed to the City's satisfaction, in the City's sole discretion:

(a) The applicant or operator agrees in writing that the reclassified FTZ tax **assessment ratio (rate)** will be applied only to new property, fixed assets and equipment that will be added to the Zone after a baseline date; and that the previous year's taxes and rate shall apply to all real and personal property that was assessed and taxed prior to the baseline date at the same taxable rate which will apply, had there not been an FTZ applied for and activated on the property, for any subsequent tax years,

(b) The baseline date for tax value shall be the date of completion of all of the following:

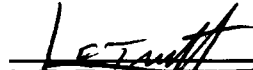
- (1) the applicant submitting a letter to the City and the Grantee (Greater Maricopa FTZ Inc.) requesting FTZ sponsorship; and
- (2) the applicant signing a Tax Policy Agreement with the City, and
- (3) the applicant paying the required fees to the Grantee.

Section 3: The applicant shall prepare and submit to the Maricopa County Assessor the following documents:

(a) a baseline value estimate consisting of the sum of the past year's assessment on the property as last-assessed or taxed, prior to the baseline date which will establish the baseline value which shall be assessed the rate as if the baseline value was not part of an activated FTZ Site, which will establish the baseline taxes payable on said Site,

(b) plus an estimate or plan for the construction/purchase or erection of any new real property and equipment purchased after the date of the baseline, which, when in place and assessed for taxes (and qualified by the Assessor as having met the FTZ requirements of "approved and activated FTZ Site"), shall be taxed at the re-classed rate of 5%, or as may be adjusted by the State.

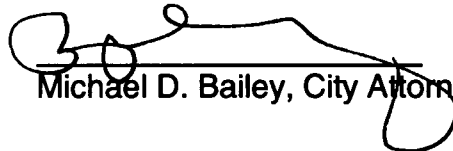
APPROVED AND ADOPTED this 11th day of June, 2009.


L.E. Truitt, Mayor

Attest:

Approved as to form:


Sherry Aguilar, City Clerk


Michael D. Bailey, City Attorney

Yeas: Mayor Truitt, Vice Mayor Johnson, Council Members: Longabaugh
Alton, Williams, Villanueva and Hall.

Nays: _____



Economic Development Department
12425 W. Bell Rd., D-100
Surprise, AZ 85374

Date: May 11, 2009
To: City Council, City Manager, City Attorney
From: John Hagen, Economic Development Director
Subject: Resolution to Establish Foreign Trade Zone Property Tax Policy

Purpose and Recommendation

The purpose of the report is to present the attached Resolution, for Council's consideration and action, agreeing to participate on the Advisory Board for a Foreign Trade Zone and establishing a City policy addressing the reclassification of real and personal property tax under a Foreign Trade Zone (FTZ) designation. The FTZ will be established as a Regional and Cooperative FTZ in Western Maricopa County.

The Economic Development Department recommends that Council adopt the Resolution as presented.

Background

The City of Surprise has been asked to join a Regional General-Purpose FTZ project, with a private non-profit "Grantee," to be established in the western and northern suburbs of Phoenix. This new Zone will have Sites in Buckeye, Goodyear, Surprise and other cities within the region. The General-Purpose FTZ Application will be submitted for the Sites within the next 60 days.

Each City is given a seat on the Advisory Board of the Grantee, said seat for each City is appointed by Council, and may be represented by a staff member or an elected official to assist in setting Zone policy and co-marketing strategies. Each City is allowed to create its own Tax Policy for the new FTZ, and such a policy is recommended to stay in place for five years, and then be re-assessed and if needed, re-structured.

Arizona Revised Statutes §42-227(A)(8) allows for all real and personal property within an approved and activated FTZ or Subzone to be reclassified and taxed 5% of their full cash value, rather than at 23%, as would otherwise be the case (lowering to 20% by 2012). The "benefit" that this Tax Policy recommends would provide a company using the FTZ program the same type of tax reclassification that the City has agreed to in the Western Maricopa Enterprise Zone program, recently enhanced with the same re-class provisions. The qualifications that a company must meet to receive this re-class are Federal in nature (meeting FTZ Board and Customs guidelines) and only those bona fide Users of FTZ procedures qualify.

Discussion

This new FTZ project demonstrates Surprise's commitment to assist the business community through the promotion of international commerce. Staff also believes, however, that the promotion of and use of the FTZ should not result in a reduction of the property tax base supporting local schools and other property taxing entities. Therefore, staff considers this Policy "revenue neutral" as it provides incentives to new investment only (which creates more tax revenues).

As a result, it is being recommended that City Council establish a policy that the City will not issue its letter of support for a Zone Application unless the applicant/Operator agrees that the new classified FTZ tax rate will apply only to the new fixed assets, property and equipment added within a Zone, after a specific "baseline date" (see below).

Our proposed baseline date for establishing the tax valuation would be the date on which the applicant completed the three conditions outlined in the attached Resolution. The applicant would prepare an estimate of the taxable value of any real property and personal property as determined by the appropriate County Assessor's Office assessed up to the date of the baseline. This would establish the baseline value of property to be taxed at the full assessment ratio (rate) of 23% (2009) or the current taxable ratio as evidenced by the Assessor's records, and identify any subsequent real and personal property that would be added after said date, which would be taxed at the FTZ reclassified assessment ratio (rate) of 5%.

This Policy mirrors the guidelines of the Phoenix and Mesa FTZ Projects, already in place in this area.

Alternatives

Should the Council decide not to adopt the Resolution, the alternative would be to allow Zone Users to apply the new classified tax rate to their existing, as well as future real and personal property. The result would be a net reduction in the property tax for the Zone Operator. The only time this might be recommended, in staff's view, would be for hi-tech manufacturing opportunities and there are other incentive mechanisms for such a prospect.

Fiscal Impact

Approval of this request would not have any fiscal impact on the existing tax base. If the proposal is not approved, it may be possible for net property tax reductions to occur within an FTZ.



CITY OF SURPRISE
Main Agenda

June 11, 2009 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	June 11, 2009	Contact Person:	John Hagen, Economic Development
Submitting Department:	Econ Development	District:	Citywide
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wordling:

Consideration and action on Resolution No. 09-108 Relating to City of Surprise Membership on the Greater Maricopa Foreign Trade Zone Advisory Board and Approval of a Foreign Trade Zone Property Tax Reclassification Policy.

Motion:

I move to approve Resolution 09-108, accepting membership on the Greater Maricopa Foreign Trade Zone Advisory Board and approving a Foreign Trade Zone Property Tax Reclassification Policy for the City of Surprise.

Background:

The U. S. Foreign Trade Zone program is a long-time federal initiative to help companies involved in global trade to manage and reduce tariffs on imported goods. Arizona State Law permits Foreign Trade Zone users to utilize property tax reclassification, creating a further economic development incentive. A foreign trade zone is being proposed for those areas of Maricopa County that do not have one, including Goodyear and Surprise. The Economic Development Department has targeted the area bounded by Peoria, Litchfield, Waddell, and Dysart Roads for possible participation in the Foreign Trade Zone. There are fees for participation for business park owners and, when activated, for businesses. To date, Surprise Pointe has agreed to participate. Other business park owners are considering participation.

Financial Impact Statement:

There is no cost to participate for the City of Surprise. If utilized by companies, this would increase overall property tax revenues to the City over currently vacant land, although City would forgo portion of future property tax revenue due to reclassification.

ATTACHMENTS:

Click to download

- ☐ RESOLUTION
- ☐ Surprise FTZ tax policy memo

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

John Hagen

=====

City Clerk's Office only

Council Action

Motion/Second:

Truitt	_____
Longabaugh	_____
Alton	_____
Williams	_____
Villanueva	_____
Johnson	<u>S</u> _____
Hall	<u>M</u> _____

Results:

For	<u>7</u> _____
Against	<u>0</u> _____
Passed	<u>✓</u> _____
Failed	_____
Continue	_____
Tabled	_____
Absent	_____



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 16, 2021
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 3

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Omni Self Storage, generally located at N. Cotton Lane and W. Custer Lane; Resolution # 2021-22.

Motion:

I move to approve Resolution #2021-22.

Background:

The Public Works Department conducted the final inspection of the public improvements for Omni Self Storage, generally located at N. Cotton Lane and W. Custer Lane, on or about December 15, 2020, totaling 2,975 SY (approximately 870 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement and concrete.

Objective Analysis:

The improvements for this property provide roadways for conveyance through the property. This action will accept the required infrastructure.

Policy Compliant:

City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:

Acceptance of streets increases the city's asset base and adds to future maintenance commitments. The

total acceptance value of the infrastructure included with this item is \$218,297.00.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF Fund. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_Res. 2021-22 Omni Self Storage - Final
 2. 02_Notice of Completion Letter
 3. 03_Inspector Sign-Off Form
 4. 04_Omni LF
-

RESOLUTION # 2021-22

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER A ONE YEAR WARRANTY AT OMNI SELF STORAGE, GENERALLY LOCATED AT NORTH COTTON LANE AND WEST CUSTER LANE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "A Replat of Lot 1 of The Final Plat Amendment of Lots 7, 8 and Custer Lane of Prasada-Phase 2A West" on December 3rd, 2019;

WHEREAS, Suburban Land Reserve, Inc., a Utah Corporation, the developer of Omni Self Storage - Surprise, dedicated to the City the street and public utility improvements, generally located at North Cotton Lane and West Custer Lane;

WHEREAS, on or about December 15, 2020, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the one-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the one-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The City of Surprise conditionally accepts the street and public utility improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the street and public utility improvements.

APPROVED AND ADOPTED this _____ day of _____, 2021.

Skip Hall, Mayor

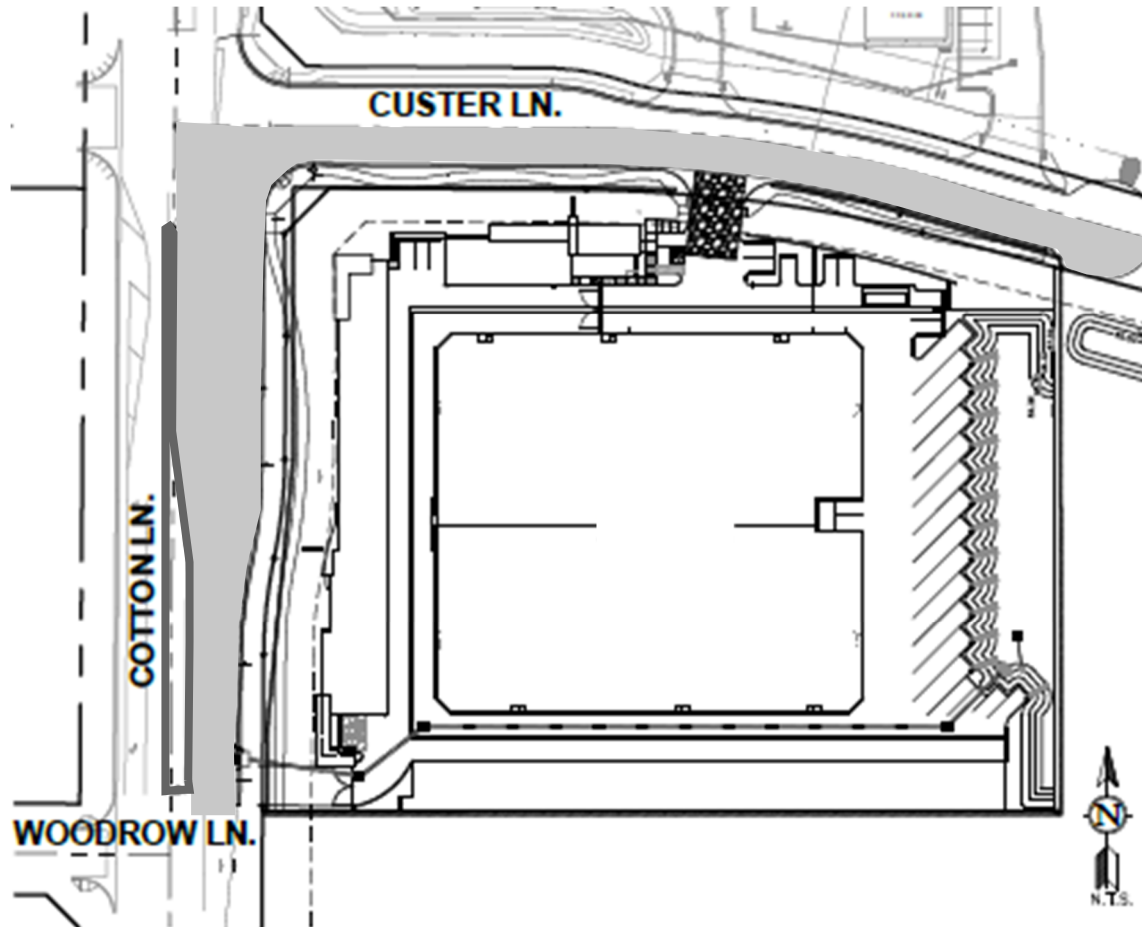
Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A
Omni Self Storage



INFRASTRUCTURE TO BE ACCEPTED

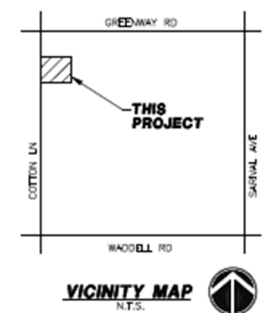




EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 1/25/2021
Re: Omni Self Storage

The public improvements for the above project have been completed and are tentatively scheduled for the February 15, 2021 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving - \$143,485.00
City Concrete - \$74,812.00

Total: \$218,297.00

December 23, 2020

Sanks & Associates LLC
32615 N North Valley Pkwy #141
Phoenix, AZ 85085

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR OMNI PRASADA
SELF-STORAGE – FS19-640**

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

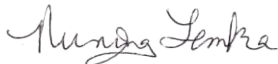
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of one (1) year; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer
David Mobley, PW Field Engineering Supervisor
Lynn Stone, PW Business Manager
Lee Lambert, Water Resource Management
Warren Bert, GIS

Mike Gent, Deputy City Manager/PW Director
John McFarland, PW Streets Manager
Jon Gake, Finance
Michael Boule - Water Resource Management



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/16/2020 ☐ Commercial ☒ Commercial w/Offsite ☐ Residential

☒ COMPLETION ACCEPTANCE (End of Construction) ☐ FINAL ACCEPTANCE (End of Warranty)

12/15/2020 Date of Punch-List Walk 12/16/2020 Date Punch-List Completed

FS Number: FS19-640 Permit Number(s): E20P-0456, E20P-0461

Project Name: Omni Prasada Self Storage Offsite

Project Developer/Builder: (Name/Email, Address)

Buffalo Construction INC

12700 OTTO Knop DRV, Louisville KY 40299

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
Cotton Lane	Collector	Woodrow Ln	STA 22+50	2	1/4	Median

MATERIALS:

Asphalt: Southwest Materials Supplier 1/2 Total Lane Miles 4,705 Total Square Yards

Water: N/A Size/Type Total LF Size/Type Total LF

 Size/Type Total LF Size/Type Total LF

Sewer: N/A Size/Type Total LF Size/Type Total LF

 Size/Type Total LF Size/Type Total LF

Storm: N/A Size/Type Total LF Size/Type Total LF

 Size/Type Total LF Size/Type Total LF

Fire Ln: N/A Size/Type Total LF Size/Type Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List

N/A Final Certification Letter from Engineer of Record

N/A AOC

☒ Complete Geotechnical Testing Packet

N/A Asphalt Concrete Ticket w/ Name of Contractor

N/A Sewer Pressure Testing Results

N/A Streetlight Energize Letter

N/A Sewer Manhole Vacuum Testing Certification

☒ As built Documents (PDF copy on CD)

N/A Sewer Manhole Insecticide Certification

N/A Updated asbuilt CAD base files (copy on CD)

N/A Sewer Videos with Operators Notes (inc. re-videos)

 Other (Specify)

APPROVAL:

Civil Inspector: David Mobley

David Mobley

Date: 12/16/20

Civil Engineering Supervisor:

Date: 12/16/2020

Private/Public	Classification	Limits (Begin)	Limits (End)	Paving Paved Dirt Road?	New Lanes (total) (total incl.)	New Bike Lanes (total)	Med Width
	Arterial	392' south of W. Custer Lane	220' south of Custer Lane	N	2	1	10
	Collector	N. Cotton Lane	478' east of N. Cotton Lane	N	2	0	0
	Arterial	220' south of W. Custer Lane	W. Custer Lane	N	2	1	2
							Tot



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 16, 2021
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 1

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Rancho Mercado Parcel A17, generally located at W. Gray Fox Trail and N. 142nd Avenue; Resolution # 2021-21.

Motion:

I move to approve Resolution # 2021-21.

Background:

The Public Works Department conducted the final inspection of the public improvements for Rancho Mercado Parcel A17, generally located at W. Gray Fox Trail and N. 142nd Avenue on or about December 15th, 2020, totaling 15,493 SY (approximately 4,980 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, concrete, storm drain, water and wastewater lines.

Objective Analysis:

The improvements for this property provide access and conveyance to the property, storm drains to convey wastewater to retention basins, sewer lines to convey wastewater from the property to the City's public system and water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:

City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:

Acceptance of streets, sewer, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,287,134.20.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_Res. 2021-21 Rancho Mercado Parcel A17-Final
 2. 02_Notice of Completion Letter
 3. 03_Inspector Sign-Off Form
 4. 04_Rancho Mercado A17_Linear Foot
-

RESOLUTION # 2021-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT RANCHO MERCADO PARCEL A17, GENERALLY LOCATED AT W. GRAY FOX TRAIL AND N. 142ND AVENUE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Rancho Mercado Parcel A17" on November 7th, 2018;

WHEREAS, William Lyon Homes, Inc., a California Corporation, developer of Rancho Mercado Parcel A17, dedicated to the City the street and public utility improvements, generally located at W. Gray Fox Trail and N. 142nd Avenue;

WHEREAS, on or about December 15th, 2020, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The City of Surprise conditionally accepts the street and public utility improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the street and public utility improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2021.

Skip Hall, Mayor

Attest:

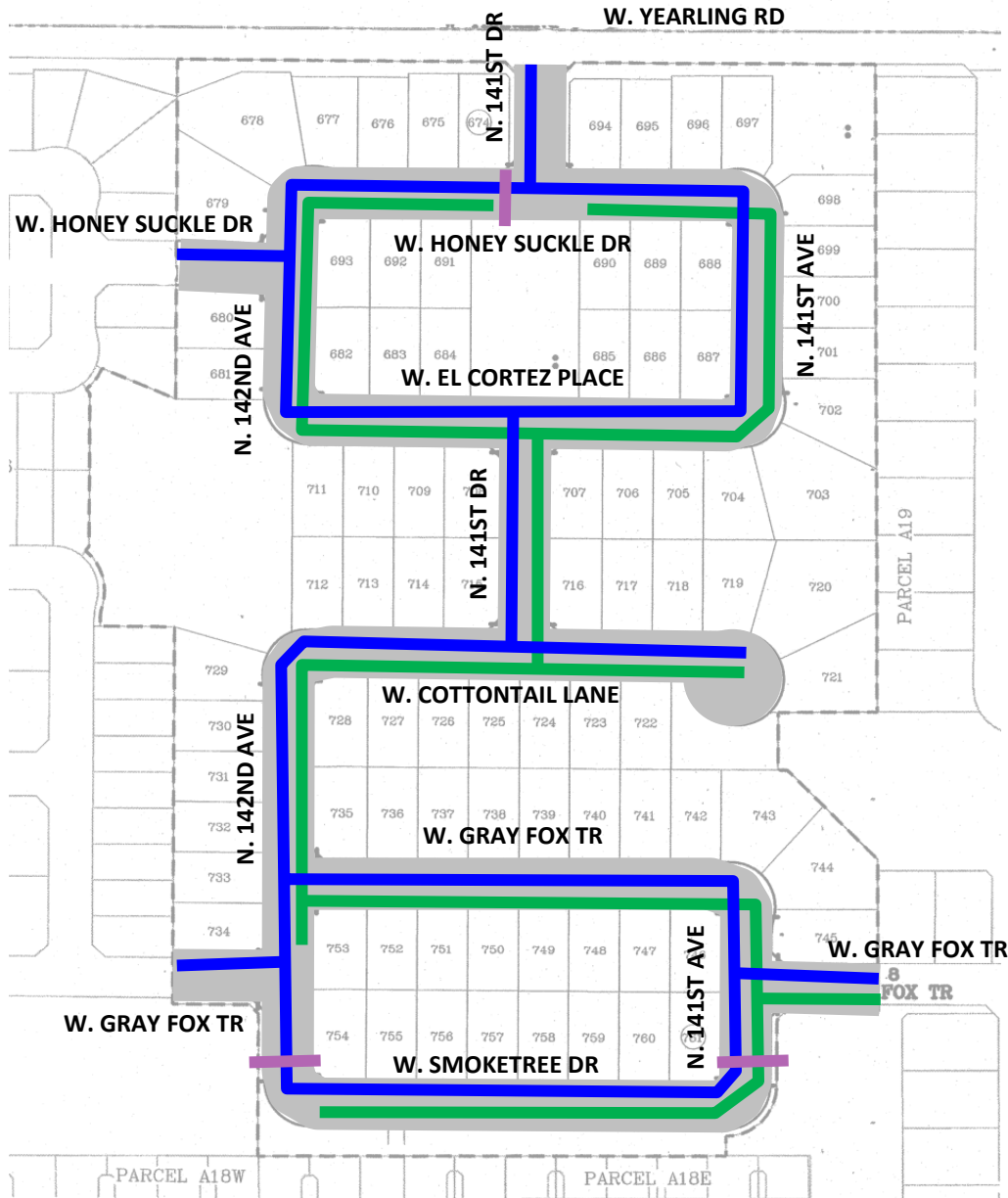
Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

RANCHO MERCADO PARCEL A17



INFRASTRUCTURE TO

BE ACCEPTED:

- SEWER
- WATER
- STORM DRAIN
- ROADWAY

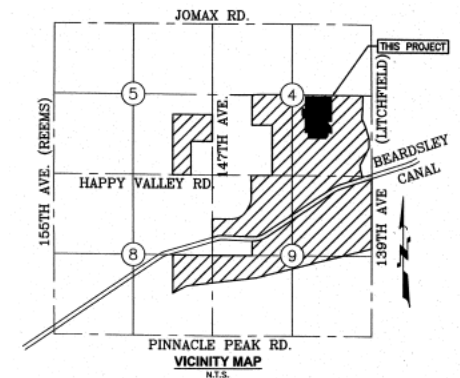




EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 1/24/2020
Re: Rancho Mercado Parcel A17

The public improvements for the above project have been completed and are tentatively scheduled for the February 16th, 2020 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving - \$397,320.00

City Concrete - \$365,869.50

City Storm Drain - \$21,266.90

City Water - \$244,504.95

City Sewer - \$258,172.85

Total - \$1,287,134.20

December 23, 2020

William Lyon Homes
8840 E. Chaparral Rd. STE 200
Scottsdale, AZ 85250

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR RANCHO
MERCADO PARCEL A17 – FS17-546**

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

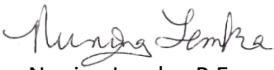
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer
David Mobley, PW Field Engineering Supervisor
Lynn Stone, PW Business Manager
Lee Lambert, Water Resource Management
Warren Bert, GIS

Mike Gent, Deputy City Manager/PW Director
John McFarland, PW Streets Manager
Jon Gake, Finance
Michael Boule - Water Resource Management
William Valdez – PW Civil Inspector



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/10/2020 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

7/31/2020 Date of Punch-List Walk 9/25/2020 Date Punch-List Completed

FS Number: FS17-546 Permit Number(s): E18P-0741,E18P-0742,E18P-0743,E18P-0744,E18P-0745,E18P-0746

Project Name: Rancho Mercado - Parcel A17

Project Developer/Builder: (Name, Address, and Phone #)

William Lyon Homes, 8840 E. Chaparral Rd, Suite 200, Scottsdale, Arizona 85250 480-893-1000

Sheet 1

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
Honeysuckle Dr	Local	142nd Ave	141st Ave	2	1/4	
El Cortez Pl	Local	142nd Ave	141st Ave	2	1/4	
Honeysuckle Dr	Local	Sta 31+27.50	142nd Ave	2	1/4	
Cottontail Ln	Local	142nd Ave	Cul De Sac	2	1/4	
Gray Fox Tr	Local	142nd Ave	141st Ave	2	1/4	

MATERIALS:

Asphalt: MR Tanner Supplier 7 Total Lane Miles 16,426 Total Square Yards

Water: 8" C-900 Size/Type 5,209 Total Linear Feet Size/Type Total Linear Feet

6" DIP Size/Type 108 Total Linear Feet Size/Type Total Linear Feet

Sewer: 8" PVC Size/Type 4,263 Total Linear Feet Size/Type Total Linear Feet

4" PVC Size/Type 2,640 Total Linear Feet Size/Type Total Linear Feet

Storm: 18" RGRCP III Size/Type 287 Total Linear Feet Size/Type Total Linear Feet

18" RGRCP V Size/Type 93 Total Linear Feet Size/Type Total Linear Feet

Fire Ln: N/A Size/Type Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List

N/A Final Certification Letter from Engineer of Record

XX Complete Geotechnical Testing Packet

XX Sewer Pressure Testing Results

XX Sewer Manhole Vacuum Testing Certification

XX Sewer Manhole Insecticide Certification

XX Sewer Videos with Operators Notes (inc. re-videos)

Other Sheet 1 of 3 (Specify)

XX AOC

XX Asphalt Concrete Ticket w/ Name of Contractor

XX Streetlight Energize Letter

XX As built Documents (PDF copy on CD)

XX As Built Documents in PDF format (copy on CD)

N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: William Valdez

Date: 12/10/2020

Civil Engineering Supervisor: [Signature]

Date: 12/15/2020



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/10/2020 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

See Sheet 1 Date of Punch-List Walk Date Punch-List Completed

FS Number: FS17-546 Permit Number(s): See Sheet 1

Project Name: Rancho Mercado - Parcel A17

Project Developer/Builder: (Name, Address, and Phone #)

William Lyon Homes, 8840 E. Chaparral Rd, Suite 200, Scottsdale, Arizona 85250 480-893-1000

Sheet 2

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
Gray Fox Tr	Local	Sta 14+31.60	142nd Ave	2	1/4	
Gray Fox Tr	Local	141st Ave	Sta 31+60.95	2	1/4	
Smoketree Dr	Local	142nd Ave	141st Ave	2	1/4	
142nd Ave	Local	Honeysuckle Dr	El Cortez Pl	2	1/4	
142nd Ave	Local	Cottontail Ln	Smoketree Dr	2	1/4	

MATERIALS:

Asphalt: See Sheet 1 Supplier Total Lane Miles Total Square Yards

Water: Size/Type Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Sewer: Size/Type Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Storm: Size/Type Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Fire Ln: Size/Type Total Linear Feet Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

- | | |
|--|---|
| <u> </u> Copy of Punch List | <u> </u> AOC |
| <u> </u> Final Certification Letter from Engineer of Record | <u> </u> Asphalt Concrete Ticket w/ Name of Contractor |
| <u> </u> Complete Geotechnical Testing Packet | <u> </u> Streetlight Energize Letter |
| <u> </u> Sewer Pressure Testing Results | <u> </u> As built Documents (PDF copy on CD) |
| <u> </u> Sewer Manhole Vacuum Testing Certification | <u> </u> As Built Documents in PDF format (copy on CD) |
| <u> </u> Sewer Manhole Insecticide Certification | <u> </u> Updated asbuilt CAD base files (copy on CD) |
| <u> </u> Sewer Videos with Operators Notes (inc. re-videos) | |
| <u> </u> Other <u>Sheet 2 of 3</u> | (Specify) |

APPROVAL:

Civil Inspector: William Valdez

Date: 12/10/2020

Civil Engineering Supervisor: Munira Jankra

Date: 12/15/2020



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 12/10/2020 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

See Sheet 1 Date of Punch-List Walk Date Punch-List Completed

FS Number: FS17-546

Permit Number(s): See Sheet 1

Project Name: Rancho Mercado - Parcel A17

Project Developer/Builder: (Name, Address, and Phone #)

William Lyon Homes, 8840 E. Chaparral Rd, Suite 200, Scottsdale, Arizona 85250 480-893-1000

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
141st Dr	Local	Yearling Rd	Honeysuckle Dr	2	1/4	
141st Dr	Local	El Cortez Pl	Cottontail Ln	2	1/4	
141st Ave	Local	Honeysuckle Dr	El Cortez Pl	2	1/4	
141st Ave	Local	Gray Fox Tr	Smoketree Dr	2	1/4	

MATERIALS:

Asphalt: See Sheet 1 Supplier Total Lane Miles Total Square Yards

Water: Size/Type Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Sewer: Size/Type Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Storm: Size/Type Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Fire Ln: Size/Type Total Linear Feet Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

 Copy of Punch List AOC

 Final Certification Letter from Engineer of Record Asphalt Concrete Ticket w/ Name of Contractor

 Complete Geotechnical Testing Packet Streetlight Energize Letter

 Sewer Pressure Testing Results As built Documents (PDF copy on CD)

 Sewer Manhole Vacuum Testing Certification As Built Documents in PDF format (copy on CD)

 Sewer Manhole Insecticide Certification Updated asbuilt CAD base files (copy on CD)

 Sewer Videos with Operators Notes (inc. re-videos)

 Other Sheet 3 of 3 (Specify)

APPROVAL:

Civil Inspector: William Valdez

Date: 12/10/2020

Civil Engineering Supervisor: *Mungu Jenka*

Date: 12/15/2020

Public	Classification	Limits (Begin)	Limits (End)	Paving Paved Dirt Road?	New Lanes (total) (total incl.	New Bike Lanes (total)	Medi Width
	Local	W. Smoketree Drive	W. Cottontail Lane	N	2	0	0
	Local	W. El Cortez Place	W. Honeysuckle Drive	N	2	0	0
	Local	W. Cottontail Lane	W. El Cortez Place	N	2	0	0
	Local	W. Honeysuckle Drive	W. Yearling Road	N	2	0	0
	Local	W. Smoketree Drive	W. Gray Fox Trail	N	2	0	0
	Local	W. El Cortez Place	W. Honeysuckle Drive	N	2	0	0
	Local	N. 142nd Avenue	N. 141st Avenue	N	2	0	0
	Local	140' west of N. 142nd Avenue	N. 141st Avenue	N	2	0	0
	Local	N. 142nd Avenue	N. 141st Avenue	N	2	0	0
	Local	N. 142nd Avenue	600' east of N. 142nd Avenue	N	2	0	0
	Local	N. 142nd Avenue	N. 141st Avenue	N	2	0	0
	Local	140' west of N. 142nd Avenue	N. 142nd Avenue	N	2	0	0
	Local	N. 142nd Avenue	N. 141st Avenue	N	2	0	0
							Total



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 16, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Internal

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to an amendment to the Fiscal Year 2021 budget by moving budget authority of \$500,000 from General Contingency to the General Fund for the purpose of increasing the Finance budget for payment of credit card processing fees; Resolution #2021-24.

Motion:

I move to approve Resolution #2021-24.

Background:

The Finance Department is requesting additional budget authority to support increased payment processing fees due to operational changes implemented in response to COVID-19. With limiting in person transactions, the City is incurring higher fees since transitioning to online transactions. Online payments are expected to increase approximately \$500,000 for FY2021.

Objective Analysis:

Additional budget authority will cover the increased expenditures related to payment processing fees.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

This action will result in an increased expenditure of \$500,000 in FY2021 for payment processing fees.

Budget Impact:

This action will move \$500,000 in budget authority from contingency to services within the General Fund.

FTE Impact:

This action does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. Resolution 2021-24 CC Services 02042021
-

RESOLUTION # 2021-24

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY MOVING BUDGET AUTHORITY OF \$500,000 FROM GENERAL CONTINGENCY TO THE GENERAL FUND FOR INCREASED CREDIT CARD SERVICE FEES AND AMENDING THE CONTRACT AWARDING AUTHORITY LIST.

WHEREAS, the closure of City Hall in response to the COVID-19 pandemic minimized the ability to accept in-person payments and increased the volume of online credit card payments;

WHEREAS, additional budget authority is necessary to support the subsequent increase of credit card service fee charges;

WHEREAS, the FY2021 budget, including the FY2021 Contract Awarding Authority List, was adopted by Council Resolution #2020-63 on June 2, 2020;

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the City is greater than \$50,000.

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget and Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-24
Exhibit A

1. Appropriation - The exhibit below represents a movement of budget authority in the amount of \$500,000 from General Contingency to services within the General Fund to support the increased expense of credit card service fees incurred and paid by the City when credit cards are accepted as a form of payment for City services. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Contingency	General Operations	Contingency	E	1,775,100	(500,000)	1,275,100
General Fund	Finance	Services	E	1,049,900	500,000	1,549,900
Expense Total				2,825,000	-	2,825,000
Revenue Total				-	-	-

2. Contract Awarding Authority List – Council approved reference item #21391 as part of the FY2021 Budget Adoption followed by an amendment on October 6, 2020 with Resolution #2020-126. The amendment below will align the contract awarding authority for payment services with the increased volume of online credit card payments.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
21391	Payment Services	\$900,000	\$500,000	\$1,400,000



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 16, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 4
Staff Recommendations: None

Consent: No Regular: Yes Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of an Original Town Site Incentive Program application by CDS Professional Building, LLC, to reimburse for the building permit, plan review, and development impact fees in the amount of \$143,295.57 relating to the construction of Platinum Storage, generally located south of Bell Road and west of El Mirage Road.

Motion:

I move to approve the CDS Professional Building, LLC application for the Original Town Site Incentive Program.

Background:

The applicant is seeking incentives provided under the Original Town Site Incentive program found in Section 109-48 of the Surprise Municipal Code. This program includes the 100 percent waiver of building permit, building plan review, and development impact fees for projects located in the Original Town Site. The request, if approved, will reallocate \$143,295.57 from the General Operations General fund.

Objective Analysis:

If approved, the requested incentives will provide a 100 percent waiver of the building permit, building plan review, and development impact fees for a new Platinum Storage Facility.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

The request, if approved, will waive \$143,295.57 in permit, plan review and development impact fees to be paid out of the General Fund.

The fees are outlined as follows:

Building Permit Fees-\$111,128.75

Development Impact Fees- \$32,166.82

Total- \$143,295.57

Budget Impact:

There is no anticipated budget impact related to approval of this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 - FS19-750 - Platinum Storage Facility OTI - CC Staff Report - 02162021
 2. 01- FS19-750- Platinum Storage-Vicinity Map OTI
 3. 02- FS19-750- Platinum Storage- Site Plan OTI
 4. 03- FS19-750- Platinum Storage- Narrative OTI
 5. FS19-750- Platinum Storage-OTI
-



ORIGINAL TOWN SITE INCENTIVE

REPORT TO THE CITY COUNCIL

1	Case:	FS19-750
2		
3	Project Name:	Platinum Storage Original Town Site Incentive (OTI)
4		
5	Council District:	4 - Mulberry
6		
7	City Council Date:	February 16, 2021
8		
9	Planner:	Shirley Phan, Planner I
10		
11		
12	Owner:	Dale Cutler of CDS Professional Building LLC.
13		
14	Applicant:	Taylor Earl of Earl and Curley P.C.
15		
16	Request:	The applicant is seeking reimbursement in the amount of
17		\$143,295.57 in permit, plan review, and development impact
18		fees as provided under the Municipal Code, as they relate to the
19		construction of the Platinum Storage Facility.
20		
21	Site Location:	Generally located south of Bell Road and west of El Mirage
22		Road
23		
24	Site Size:	1.49 acres net (approx.)
25		
26	General Plan Conformance:	The proposal is consistent with the Surprise General Plan
27		2035
28		
29	Support/Opposition:	None received
30		
31		
32	Alternative Actions:	Approve – Approval of the requested OTI will have the effect of
33		reallocating \$143,295.57 from the General Fund for the purpose
34		of reimbursing the applicant for permit, plan review, and
35		development impact fees for Platinum Storage.
36		
37		Deny – Denial of the requested OTI will have the effect of not
38		reimbursing the applicant for permit, plan review, and
39		development impact fees as they relate to Platinum Storage.
40	<u>Project Description:</u>	
41		

The applicant is seeking incentives provided under the Original Town Site Incentive program found in Section 109-48 of the Surprise Municipal Code. This program includes the 100 percent waiver of building permit, building plan review, and Surprise development impact fees for projects located in the Original Town Site. The request, if approved, will reallocate \$143,295.57 from the General Operations General fund.

History:

December 6, 1960 – The subject parcel was part of the original incorporation of the Town of Surprise.

June 18, 2020 – The Planning and Zoning Commission approved a Conditional Use Permit for Platinum Storage under FS19-750.

Summary:

Platinum Storage is located south of Bell Road and west of El Mirage Road. On June 18, 2020, the Planning and Zoning Commission approved a Conditional Use Permit for a 3-story, 141,083 square-foot self-storage facility and ancillary uses. The Original Town Site Incentive program as outlined in Section 109-47.48 of the Surprise Municipal Code allows for the 100 percent waiver of building permit, building plan review, and Surprise development impact fees for qualifying projects located in the Original Town Site.

Within the Surprise Heritage District, the City encourages “mixed-uses” for the residents in the Original Town Site. The new Platinum Storage facility will provide 1,003 storage units of various sizes, a business office, and a conference room that will be available for rent by the public. This allows residents to potentially utilize the facility for purposes other than simple storage.

The request, if approved, will reallocate \$143,295.57 from the General Fund, which will be refunded to the ownership group. These fees are outlined as follows:

• Building Permit and Plan Review Fees	\$111,128.75
• <u>Development Impact Fees</u>	<u>\$32,166.82</u>
• Total	\$143,295.57

Findings:

- The proposed grant of incentives to Platinum Storage Facility is consistent with the Surprise General Plan 2035.
- The proposed grant of incentives to Platinum Storage Facility is consistent with the Surprise Municipal Code.
- The proposed grant of incentives to Platinum Storage Facility is consistent with the Specific Plan for the Revitalization of the Original Town Site.

86

87 **Attachments:**

88

89 01 – Vicinity Map

90 02 – Site Plan

91 03 – Narrative

VICINITY MAP

FS19-750 Platinum Storage OTI

Sun City West

State Lands

Bell Rd

Sun Ridge

Site

Sun Flower RV

Greasewood St

Village Dr

El Mirage Rd

December 11, 2020

SENT VIA EMAIL

c/o Shirley Phan
Mayor and Council
City of Surprise
City Hall
16000 N. Civic Center Plaza,
Surprise, AZ 85374

Re: FS19-750 - Platinum Storage
Proposed New Self-Storage Facility in Original Town Square

Dear Mayor and Council:

On behalf of LIV Group (“Platinum Storage”), we are pleased to inform you that we received Planning Commission approval for a new high-quality self-storage facility with a retail component and conference room space rentable by the public for a 1.91-acre vacant property located south of the southwest corner of El Mirage and Bell Road. The property is within the original town site and located south of an existing commercial center and north of the Quilceda Villa apartments and between El Mirage Road and North Village Drive East.

Now that Platinum Storage has received the zoning entitlement approvals, they come seeking City Council development incentives per the authority of the adopted Ordinance 2016-14, the City’s Infill Incentive District. This Ordinance authorizes the Council the ability to provide financial incentives to promote residential and commercial development within the Original Townsite.

Background

The Surprise Heritage District (“SHD”) is a zoning district that was created by City and placed over the city’s Original Town Site. The intent of this district was to aid in revitalization and to implement zoning regulations and design guidelines that would spur new development and help revitalize the original town site.

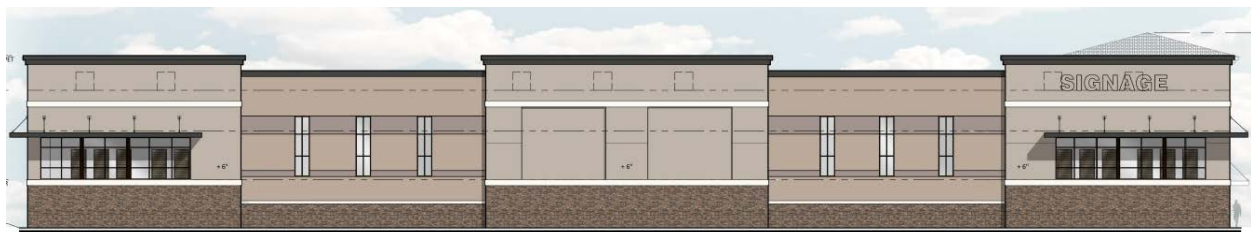
On June 18, 2020, Platinum Storage received approval from the Planning and Zoning Commission for a mixed-use development consisting of self-storage, retail, and conference room space rentable by the general public. The self-storage



component will be of premium design, consisting of approximately 141,083 square feet of storage area in a single, three-story building with a basement. All storage will be internal and climate controlled. Additionally, all loading and unloading will occur in an indoor, secure, and climate-controlled area.



North Elevation



South Elevation



West Elevation



East Elevation

The building will also house a retail component available to the general public. This associated retail area will be +/- 1,183 square feet and will sell boxes, locks, packing tape, box cutters, box labels, bubble wrap, packing foam, moving blankets and other related accessories. Although we expect self-storage customers to take advantage of this retail area, we also expect area residents to utilize it as well. This associated retail area will be located on the northeast portion of the building adjacent to El Mirage.

Finally, the building will also house an additional +/- 371 square-foot conference room space. This space is intended to be rented by the general public, including individual business owners, community organizations, charity groups, or others that need a locally located conference room to hold their meetings. This will be of particular value to the business incubator space located less than 500' to the west of the proposed building. Those businesses will be able to use this space to meet with clients, investors, and service providers in a secure and off-site space. We hope this space will be an instrument in moving forward the success of these budding businesses and be an aid in the creation of jobs for Surprise.

Platinum Storage will own this facility. A survey of self-storage operations around the valley reveals that such operations come in varying degrees of quality and design. But Platinum Storage seeks to be at the top end of the self-storage market in this area by developing a class-A facility.

Request

Platinum Storage received Planning and Zoning Commission approval, purchased the property, submitted building plans for approval, and even paid the required review and permit fees. Per Staff, the time to seek the financial incentives from the Council's adopted City's Infill Incentive District (Ordinance 2016-14) is after receiving approval from the Planning and Zoning Commission and after filing and receiving permits. Hence the filing of this request at this time.

The Council's Ordinance authorizes the Council the ability to provide incentives to promote residential and commercial development within the Original Townsite. As mentioned above, our client is seeking development incentives from the City of Surprise, so they can proceed with development of their three-story self-storage facility that will be a new and added benefit to the area and the City.

In addition to the cost of the land, the property owners have incurred architectural and civil design fees on top of building permit fees. We are submitting this request on behalf of our client for Council's review and approval to offer development incentives for our client's project and to help offset the cost of the of the development and permitting. According to the development incentives ordinance adopted under Ordinance 2016-14, the Council may authorize 100% waiver of building plan review, building permits, and development impact fees. Attached are the review fees associated with development.

The proposed development is positioned to stimulate development in the immediate surrounding area. It brings new development during this difficult COVID time and to an area of the City which seeks new development. It will also bring new tax dollars to the City. We respectfully request the Council consider and approve the allowable incentive/reimbursement to help this project to move forward. Thank you for your consideration.

Sincerely,



Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

TCE/RT/sp

O:\INDEX\LIV Group\Bell and El Mirage\Letters\Letter to Mayor and Council 11.4.20 (FINAL)_REVISED 12.11.2020.docx

Development Services Final Fees -UPDATED 11-13-2020

Project: El Mirage Self Storage - 2020001907

Location: 16860 N El Mirage Rd - APN: 501-81-099N FS19-750

Building Permit and Plan Review Fees

Building/Fire Permit	\$66,855.00
Building/Fire Plan Review	\$43,455.75
Landscape Permit	\$244.00
Landscape Plan Review	\$244.00
Building Deferral (2)	\$330.00
Total Building Permit Fees	\$111,128.75

Development Impact Fees

Warehousing/Office

Parks - 2020	\$4,538.24
Fire/EMS - 2020	\$13,472.90
Police - 2020	\$6,523.72
General Government - 2020	\$3,970.96
Sub-Total	\$28,505.82

Domestic Water Meter - 1 - 1"

Water Resource - El Mirage	\$0.00
Water System - El Mirage	\$0.00
Wastewater - Surprise	\$3,661.00
Water Meter Installation	\$0.00
Sub-Total	\$3,661.00

Total Development Impact Fees \$32,166.82

Total permit, plan review and development impact fees \$143,295.57

2020001907 El Mirage Self Storage Final Fees.xlsx PZ info-for council presentat'n



SURPRISE
ARIZONA

FS19-750

Platinum Storage OTI

City Council
February 16, 2021

VICINITY MAP

FS19-750 Platinum Storage OTI

Sun City West

State Lands

Bell Rd

Sun Ridge

Site

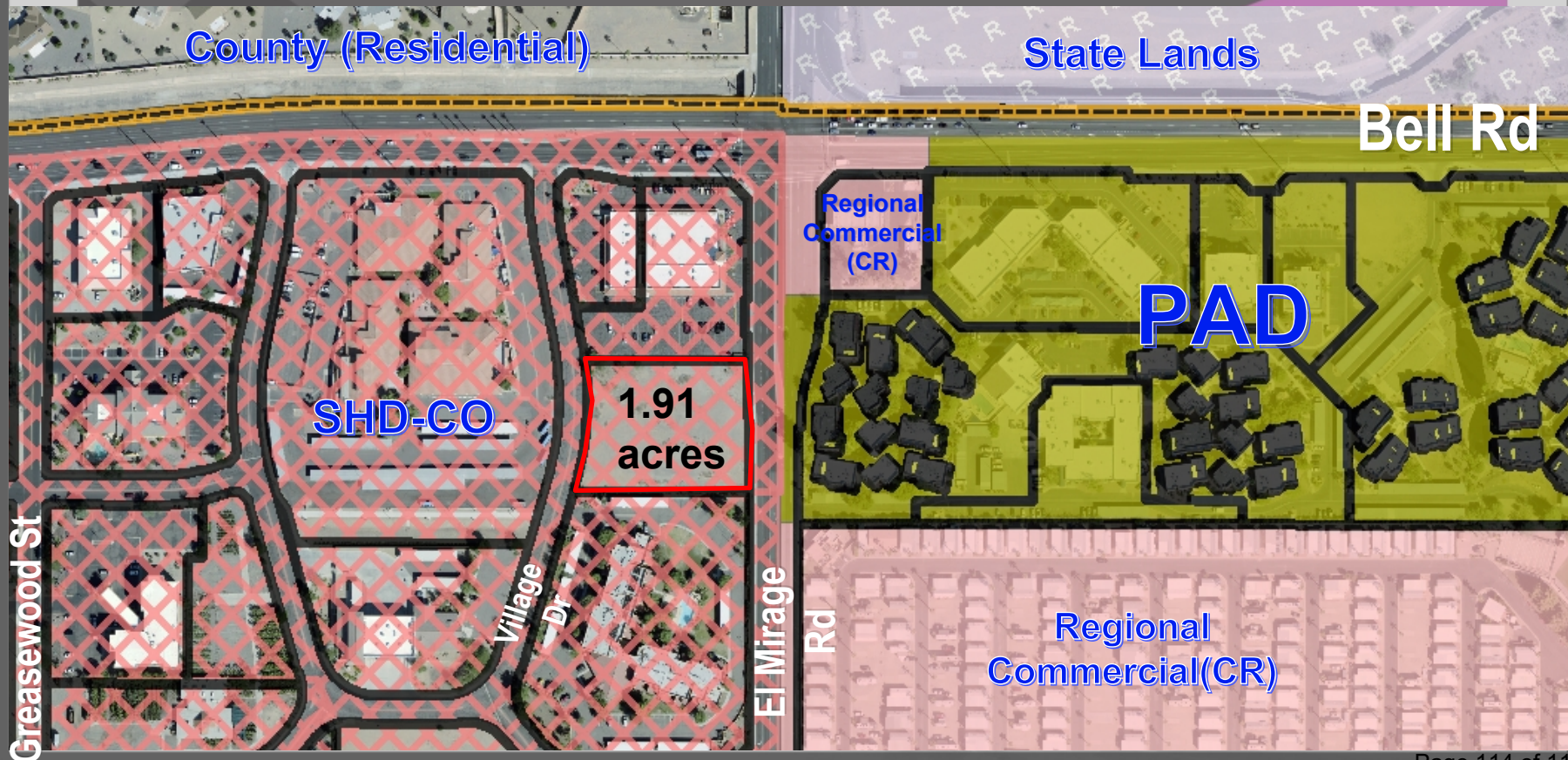
Sun Flower RV

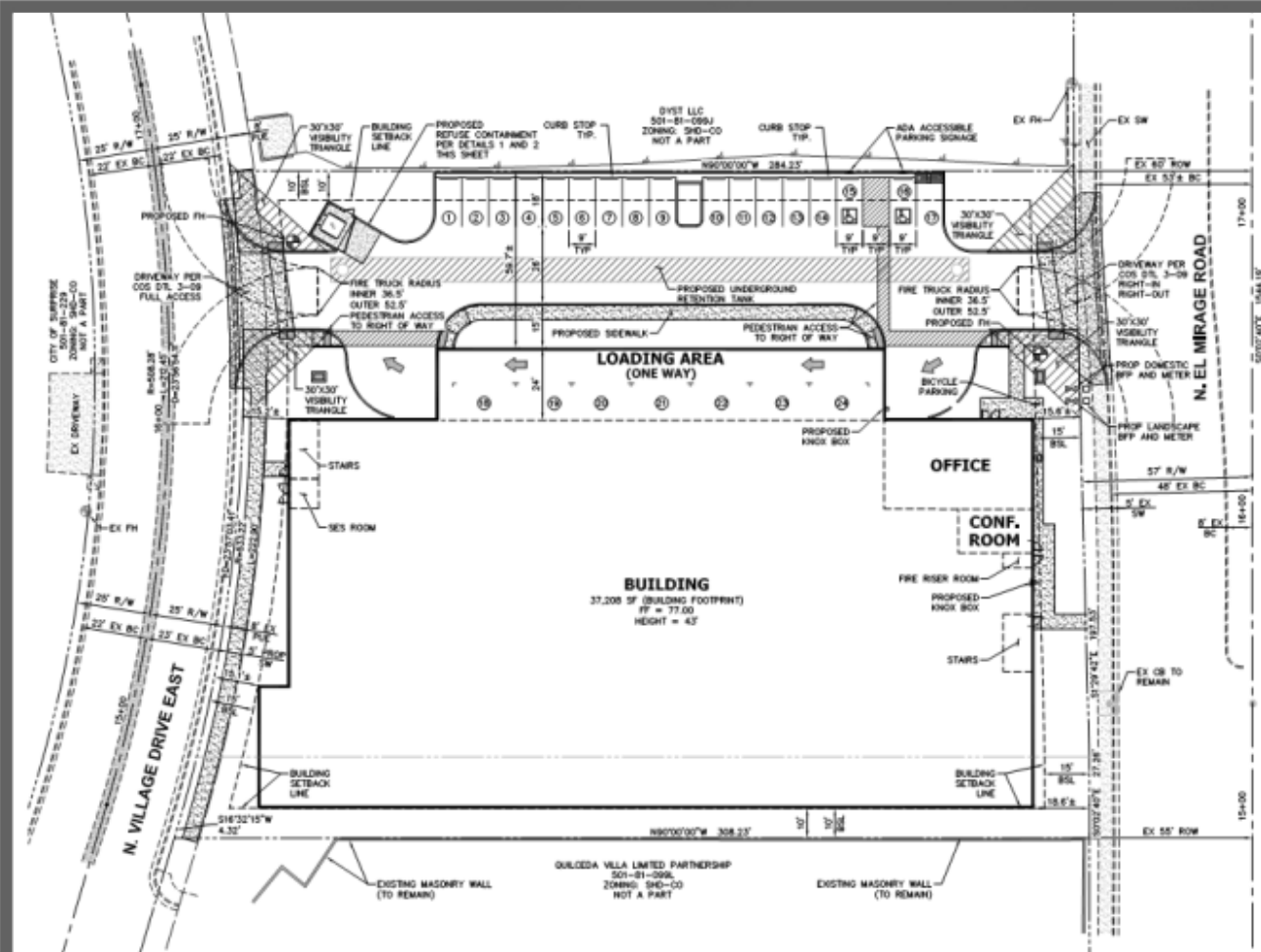
Greasewood St

Village Dr

El Mirage Rd

CASE MAP





Site Plan



INCENTIVES

Fee Description	Fees to be Reimbursed
Building Permit & Plan Review Fees	\$111,128.75
Development Impact Fees	\$32,166.82
Total	\$143,295.57



QUESTIONS OR COMMENTS?

Thank You