



**CITY OF SURPRISE**  
**Regular City Council Work Session**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Tuesday, June 15, 2021 @ 4:00 PM  
**COUNCIL CHAMBERS**

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Proclamation and Community Acknowledgements
- E. City Manager Report
- 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 Work Session Agenda

CONSENT AGENDA:

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- |    |          |                                                                                     |      |
|----|----------|-------------------------------------------------------------------------------------|------|
| 1. | Citywide | Presentation and discussion pertaining to an update on Fighter Country Partnership. | None |
|----|----------|-------------------------------------------------------------------------------------|------|

Jodi Tas  
Mayor and Council

2. Citywide Presentation and discussion pertaining to the proposed City of Surprise Property Maintenance Ordinance (PMO). None  
Tiffany Copp  
Community  
Development

Presentation and discussion pertaining to the status of the current CIP projects.

- 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));

- L. Adjournment

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: June 10, 2021 at 1:00 PM

**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 Work Session**

Council Meeting Date: June 15, 2021

Contact Person: Jodi Tas, MNGMNT ANALYST - SR

Submitting Department: Mayor and Council

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

**Agenda Wording:**

Presentation and discussion pertaining to an update on Fighter Country Partnership.

**Motion:**

Not applicable

**Background:**

Fighter Country Partnership (FCP) was founded in 2006 and is the leading community support and advocacy group for the aid, operation and preservation of Luke Air Force Base. The City of Surprise is a partner. Partners include business professionals, civic leaders, elected officials and a diverse group of citizens who support Luke AFB and want to ensure its future in Arizona.

FCP's purpose is providing a high level of support for the men, women and families of Luke while furthering its ongoing mission - to train the world's greatest fighter pilots and combat-ready airmen.

**Objective Analysis:**

Annual presentation to City Council

**Policy Compliant:**

Yes

**Financial Impact:**

No

**Budget Impact:**

No

**FTE Impact:**

No

**ATTACHMENTS:**

1. 2021 City of Surprise - FCF Update





# **2021 City of Surprise Fighter Country Foundation Update**



# Unique Community Engagement

**- Luke Air Force Base**

## **RON SITES**

**President & CEO**



# Where FCF Support Is Directed

- **Morale and Well-being**

FCP Financial Saves Expo, Chaplain's Deployed Family Events, Luke Summer Camps for Autism, Back-to-School Bash, 1<sup>st</sup> Sergeant Appreciation Dinner, Summer Camps for Deployed children and much more

- **Culture and Tradition**

Luke Days Open House, Haboob Havoc Hangar Party, 425<sup>th</sup> Family Day at the Range, Luke AFB Ball, Annual Awards, Civilian Fly-In

- **Mission Sustainability**

Luke Forward (F-35 Campaign), Luke Honorary Commanders Program, Luke West Valley Council, Luke Planning & Zoning, Education & Awareness



# Child Development Center - Staff Break Room





# Child Development Center - Staff Break Room





# **"The Power of the Small"**

## ***Enhancing the Quality of Life***

- Deployed Family Programs
- Back-to-School Bash
- FCP Financial Saves Expo
- Money Strong – Financial Incentive Program
- Dorm Dwellers Holiday Program
- FCF BlazerBox – Deployed Care Packages
- Operation Santa for Luke's Deployed Children
- Holiday Support Programs
- And so many more....



# **Fighter Country Foundation**

## **2020 – The year to Flex**

- **COVID19 Support Program**
  - Family Gift Card Program
- **Squadron Holiday Support**
  - Total support through the Luke Airmen's Fund
- **Resiliency Retreats**
  - Marriage Retreats, Date Nights, Single Parents
- **FCF Building 911**
  - Close to complete and can't wait to prove its purpose



# THANK YOU

# &

# QUESTIONS



## CITY OF SURPRISE Regular City Council Work Session

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Council Meeting Date: June 15, 2021      Contact Person: Tiffany Copp, Assistant Director  
Submitting Department: Community Development      District: Citywide  
Staff Recommendations: None

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

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### **Agenda Wording:**

Presentation and discussion pertaining to the proposed City of Surprise Property Maintenance Ordinance (PMO).

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### **Motion:**

None, presentation and discussion only.

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### **Background:**

In 2007 City Council adopted by reference the 2006 International Property Maintenance Code (IPMC), as published by the International Code Council (Ordinance 07-38), governing the appearance and safety of all residential and non-residential structures and premises within the City. The Property Maintenance Ordinance (PMO) is intended to facilitate the community's access to the ordinance that guides the City's expectations regarding property maintenance, and enforcement, as well as to replace the 2006 IPMC. Following the March 2nd Council Work Session, the PMO was open for public comment from March 3, 2021 through May 2, 2021. Staff will address the outcome of that public comment period and any resultant changes to the proposed PMO.

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### **Objective Analysis:**

Upon adoption, the PMO will become part of the Surprise Municipal Code. Adopting a local ordinance gives the City content and publication authority over the document. Currently, the IPMC cannot be published by the City but is made available in hard copy for residents to review at City Hall upon request. The intent and spirit of the PMO remains consistent with the IPMC. Changes which have been made to the PMO include streamlining redundant or overstated content and adding content specific to the processes and property maintenance expectations of the City of Surprise.

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### **Policy Compliant:**

The adoption of the Property Maintenance Ordinance is consistent with City and Council Policy.

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### **Financial Impact:**

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

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### **Budget Impact:**

The budget impact associated with the adoption of this ordinance will be the cost to convert the ordinance to MuniCode for inclusion with the other Surprise Municipal Codes. The actual cost for conversion will be determined once the final document length is known.

**FTE Impact:**

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

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**ATTACHMENTS:**

1. PMO FINAL DRAFT
  2. PMO Public Outreach\_Redacted
  3. PMO Presentation
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Surprise Municipal Code  
Chapter 22, Health and Safety  
Article IV - PROPERTY MAINTENANCE CODE

~~Article 1 -- GENERAL PROVISIONS~~

Sec. 22-54 - Title

Sec. 22-55 - Intent and Scope

Sec. 22-56 – Conflict of Ordinances and Severability

Sec. 22-57 – Definitions

~~Article II- ADMINISTRATION AND ENFORCEMENT~~

Sec. 22-58 – Authority and Enforcement

Sec. 22-59 - Liability

Sec. 22-60 – Violation Notice

Sec. 22-61 – Civil Citation

Sec. 22-62 – Criminal Complaint

Sec. 22-63 – Inspection Warrants

Sec. 22-64 – Abatement and Demolition

Sec. 22-65 - Condemnation

~~Article III- MAINTENANCE STANDARDS~~

~~Division 1- Building and Structure Maintenance~~

Sec. 22- 66 – Building Systems

Sec. 22-67 – Interior Maintenance

Sec. 22-68 – Exterior Maintenance

~~Division 2- Land Maintenance~~

Sec. 22-69 - Exterior Premises and Land Maintenance

Sec. 22-70 - Landscape Maintenance

Sec. 22-71 - Vehicles

Sec. 22-72 - Safety

## **Article I General Provisions**

### **Sec. 22-54** Title

This chapter shall be known as the “The Property Maintenance Code of the City of Surprise, Arizona.” Within this text, the following terms, whether capitalized or not, shall be synonymous with the Property Maintenance Code of the City of Surprise: “this code,” “Surprise Property Maintenance Code,” “this ordinance,” and “The Property Maintenance Ordinance.”

### **Sec. 22-55** Intent and Scope

- (A) The purpose of this code is to promote the health, safety, and welfare of the residents of Surprise Arizona, and to protect neighborhoods against hazardous blighting and deteriorating influences or conditions that contribute to the downgrading of neighborhood property values, by establishing minimum standards for the condition and maintenance of all residential and nonresidential buildings, structures and vacant and improved lands.
- (B) This code shall apply to all buildings, structures, and lands within the City of Surprise.
- (C) This code shall be fairly, sensibly, and reasonably applied to promote the maintenance of all existing buildings and land within the jurisdiction of the City of Surprise.
- (D) This code shall not require changes in existing buildings and utilities when alterations were installed and have been maintained in accordance with the City of Surprise Adopted Codes in effect at the time of construction or alteration. This section does not apply when the building has been determined to be an imminent hazard, unsafe, unhealthy, blighted or deteriorated, or when the building has been moved to another location.

### **Sec. 22-56** Conflict of Ordinances and Severability

- (A) In any case where a provision of this chapter is found to be in conflict with a provision of any zoning, Adopted Codes, safety or health ordinance or code existing on the effective date of this chapter, the provision of the zoning, Adopted Code, safety or health ordinance or code shall prevail.
- (B) Nothing in this chapter shall be construed to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws, codes or ordinances, except those specifically repealed by this chapter, which shall remain in full force and effect.
- (C) If any section, subsection, paragraph, sentence, clause, or phrase of this chapter should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this chapter, which shall remain in full force and effect; and to this end, the provisions of this chapter are hereby declared to be severable.

Sec. 22-57 Definitions

**Abatement:** Action taken by the City Code Official or designee to correct, repair, clear, demolish or remove any blighted condition(s) or violation(s) of this chapter or any of the Adopted Codes.

**Abatement (Court Ordered):** An order, in writing, signed by a judge of a court of competent jurisdiction, authorizing any employee, representative, or contractor of the City to enter onto any affected property to abate specified conditions.

**Accumulation of Inoperable Vehicles:** Two or more inoperable vehicles upon a residential lot, or upon a commercial or industrial lot where the primary business does not involve the service of vehicles or the storage of inoperable vehicles.

**Adopted Codes:** Any of the provisions of the construction codes including but not limited to the building, residential, mechanical, electrical, plumbing, residential, fuel gas, energy conservation, or fire code, as adopted and amended by the City.

**Animal Waste:** Household pet waste and/or waste from stables, kennels, pet pens, chicken coops, and veterinary establishments, or other establishments of a similar nature.

**Architectural Pool:** A constructed or excavated exterior area designed to contain a regular supply of water, other than a swimming pool.

**Bathroom:** A room containing plumbing fixtures including a bathtub or shower.

**Blight:** Unsightly conditions including but not limited to damage, tattered, faded, cracking, peeling, rusting or any other condition of disrepair, deterioration, or lack of maintenance.

**Building:** Any structure or dwelling having a roof that is supported by poles, columns, and/or walls, that is utilized or intended to be used for the housing and/or enclosure of persons, animals, or personal property.

**Code Official:** The City Manager or authorized designee in charge of the administration and enforcement of this chapter.

**Condemn:** To adjudge unfit for human occupancy.

**Construction Materials:** Any material commonly used in construction or landscaping including, but not limited to, asphalt, concrete, plaster, tile, rocks, bricks, sand, dirt, lumber, blocks, or other similar materials.

**Debris:** Substance or material of little or no apparent value including, but not limited to, deteriorated lumber, old newspapers, cardboard material, scrap metal, vehicle parts, discarded furniture parts, stoves, sinks, cabinets, household fixtures, refrigerators, abandoned, broken or neglected equipment, or the scattered remains of items.

**Defendant:** A person or group, company or institution, against whom a civil or criminal action is brought.

**Deterioration or disrepair:** The condition or appearance of a building, structure, or parts thereof be characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting, any other evidence of physical decay or neglect, excessive use or lack of maintenance, or be incapable of performing the task for which it was designed and in the manner it was intended.

**Driveway:** An unobstructed paved area directly connecting a public or private street with vehicle parking, loading, or maneuvering areas.

**Dust-Proof Surface:** An area completely covered by (1) concrete, asphalt, cement, or sealed aggregate pavement; (2) crushed rock or gravel no smaller than one-quarter inch and no larger than three-quarters-inch maintained to minimum depth of two (2) inches; or (3) another stabilization material or method approved by the City. Dust-proof surface does not include areas of grass, lawn, compacted dirt, or hard-packed dirt.

**Dwelling:** A single unit as a whole building or portion thereof, providing complete independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Excavation:** A swimming pool, architectural pool, pond, shaft, test hole, well, pit, trench, or other condition resulting from the removal or absence of earthen material resulting in a cavity or opening that is more than four (4) inches in any lateral dimension and more than three (3) feet in depth, excluding active sand or gravel mines being operated in compliance with City and State laws. City approved retention basins are not considered excavations for purposes of this chapter.

**Exterior Surfaces:** Outside walls, roofs, fixtures, fences, gates, and attachments to a building or structure, including, but not limited to, doors, windows, gutters, down spouts, lights, antennas, satellite dishes, porches, posts, railings, garages, eaves, trims, patios, and chimneys.

**Exterior Property:** The open space on the premises and on adjoining property under the control of the responsible party of such premises.

**Fences (Includes retaining walls and screen walls):** An artificially constructed barrier of wood, stone, masonry, metal or combination of materials erected to screen, separate, protect, confine, or enclose; not including landscaping or other natural growth. The term fence shall include all walls, except those as part of building.

**Fixture(s):** Something that is fixed or attached to a building or structure as a permanent appendage or as a structural part.

**Garbage:** An accumulation of spoiled, decaying, or discarded animal or vegetable material resulting from the handling, preparation, cooking, or consumption of food for

humans or animals, as well as other organic waste material subject to rapid decomposition.

**Graffiti:** Any drawing or inscription that degrades the appearance of property which is carved, drawn or painted on a surface in a place that can be seen by the public.

**Hazard:** Any condition that presents a risk to the safety of any person or adversely affects or jeopardizes the health or well-being of any person or endangers property. Such conditions include, but are not limited to, occupancy without adequate water or sanitation facilities, accumulation of human or animal waste, presence of medical or biological waste, sharps, gaseous or combustible materials, radioactive waste, dangerous or corrosive chemicals or liquids, flammable or explosive materials, friable asbestos, offal or decay matter.

**Imminent Hazard/ Danger:** A hazard on or condition of real property that creates an immediate or unreasonable risk of death or injury to any person or an immediate or unreasonable risk of loss of or damage to property.

**Incongruous Materials, Colors, and Finishes:** Exterior surfaces that are not matching, and are inconsistent, incompatible, and discordant with the adjacent exterior surfaces.

**Infestation:** A proliferation of unpleasant, damaging, or unhealthful insects, rodents, reptiles, or pests.

**Inoperable Vehicle:** A motor vehicle or any major portion thereof that is unlicensed and is incapable of movement under its own power and will remain so without major repair, including but not limited to repair of the differential, transmission, head, engine block, or oil pan.

**Inspection Warrant:** An order in writing, signed by a judge of a court of competent jurisdiction, directed to a state, county or local official, authorizing entry into private property to inspect for violations of the Surprise Municipal Code or other relevant laws and regulations.

**Judge:** A City of Surprise Municipal Court Judge.

**Municipal Court:** The City of Surprise Municipal Court.

**Occupant:** A person, persons, or legal entity that, through rights of ownership or tenancy, has possession or the use and enjoyment of the subject real property. Any individual living or sleeping on premises, in a building or structure, or having possession or custody of a space on or within a premise, building or structure.

**Owner:** Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the property.

**Persons:** Includes any individual or group of individuals, corporations, partnerships, associations, or any other organized group of persons, including state and local governments and agencies thereof.

**Private Property:** Land owned by any person other than the United States, the State of Arizona, a county, a city, a school district, or a special district.

**Premises:** A lot, plot, or parcel of land including any buildings thereon.

**Responsible Party:** An owner, occupant, lessor, lessee, manager, licensee, or other person having control over a structure or parcel of land; and in the case where demolition of a structure is proposed as a means of abatement, an lienholder whose lien interest is recorded in the official records of the Maricopa County Recorder's Office.

**Right-of-Way (ROW):** A designated or otherwise legally established strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, trees, or for another special use.

**Sound Condition:** Free from decay or defects and capable of performing the task for which it was designed and in the manner it was intended.

**Structure:** That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

**Tenant:** A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

**Toilet Room:** A room containing a water closet or urinal but not a bathtub or shower.

**Trash/Litter:** Decaying or non-decaying solid and semi-solid wastes, including, but not limited to both combustible and noncombustible wastes, such as paper, trash, cardboard, waste material, cans, yard clippings, wood, metal, glass, bedding, debris, scrap paving material, discarded appliances, discarded furniture, dry vegetation, weeds, dead trees and branches, vegetation, and trees which may harbor insect or rodent infestations or may become a fire hazard, piles of earth mixed with any of the above, or any foreign objects.

**Unlawful Structure:** An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or which was erected, altered or occupied contrary to law.

**Unsafe Equipment:** Unsafe equipment including electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property, or safety of the public or occupants of the premises or structure.

**Unsafe/ Unfit Structure:** A structure that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants, in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**Utility Service:** Those services required for plumbing and electrical systems, heating and cooling systems, ventilation systems and fixtures, and appliances to properly operate, including water service, sewer service, electric service, and gas service.

**Vehicle:** Every device by which any person or property is or may be transported or drawn; including, but not limited to, automobiles, motor homes, travel trailers, utility trailers, or watercraft. Devices moved by human power or used exclusively upon stationary rails or tracks are exempt.

**Vehicle Cover:** A vehicle cover placed on any vehicle that is visible from any public street or sidewalk must be properly maintained and made exclusively for covering vehicles. A proper cover does not include bed linen, paper, cardboard, plastic sheeting, tarps, or any other item or material not manufactured specifically as a vehicle cover. The use of a vehicle cover on any abandoned or inoperable vehicle as defined in this chapter is limited to a vehicle that is stored in a carport.

**Vehicle Parts:** Any part(s), component(s), or accessory of a vehicle.

**Weed:** A useless and troublesome plant generally accepted as having no value and frequently of uncontrolled growth. This shall include all grasses, annual plants and vegetation, other than cultivated trees, shrubs, flowers or gardens.

**Yard:** An open area of a residential lot that is at grade level between the dwelling and the adjoining lot lines, except as otherwise provided in this Code.

1. **Yard, Front:** A yard extending between two (2) side lot lines and the depth of which is the distance between the street and the primary building.
2. **Yard, Rear:** A yard extending between two (2) side lot lines and the depth of which is the distance between the rear lot line and the primary building.
3. **Yard, Side:** A yard extending between the fence return or front yard and rear yard and the depth of which is the distance between the side lot line and the primary building. The required side yard area is the area of the side yard that is bound by the front and rear yards and side lot lines.
4. **Yard, Street Side:** A side yard which is along the side lot line that abuts a street.

**Zoning Ordinance:** The adopted Land Development Ordinance of the City of Surprise, Arizona.

## ~~Article II—Administration and Enforcement~~

### Sec. 22-58 Authority and Enforcement

- (A) The Code Official shall have authority, as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures, to interpret and implement the provisions of this chapter, and to secure the intent thereof.
1. For purposes of this chapter, the term Code Official shall have the meaning of City Manager or designee.
  2. The City's Code Enforcement Division shall be charged with the administration and enforcement of this chapter.
  3. The Code Official shall keep official records of all enforcement actions in accordance with applicable State laws.
- (B) In determining compliance with this chapter and the Adopted Codes, interior and exterior inspections of private property, yards, or vacant land may be conducted. Interior inspections and the inspection of fenced yards having an expectation of privacy shall be conducted in accordance with applicable law, including as follows:
1. With approval of the responsible party of the home where the violation exists or is believed to exist;
  2. From the second story of a neighboring property, with the consent of the responsible party for that property, and where the violation can be seen in plain view from a window, balcony, patio or the like;
  3. By court order;
  4. Any other method permitted by law.
- (C) The City may proceed either civilly or criminally against any person who is found to be responsible for causing, permitting, or facilitating any violation of any provision of this chapter or for failing to perform any act or duty required by this chapter.
1. Each day a violation of any provision of this chapter or the failure to perform any act or duty required by this chapter continues shall constitute a separate violation or offense.
  2. Violations of this chapter are in addition to any other violation enumerated within the City Code or other applicable law and in no way limit the penalties, actions or procedures, which may be taken by the City for any violation of this chapter, which is also a violation of any other provision of the City Code or any other applicable law.
  3. The remedies specified herein are cumulative and the City may proceed under these or any other remedies authorized by law.
  5. When two (2) or more persons have liability to the City or are responsible for a violation of this chapter, their responsibility shall be joint and several.

### Sec. 22-59 Liability

- (A) Persons charged with the enforcement of this code, acting in good faith and without malice, and within the authority of their official capacity, shall be

indemnified by the City in accordance with Chapter 4 of the Surprise Municipal Code.

- (B) No person shall obstruct, impede, or interfere with any officer, employee, or authorized representative of the City who is lawfully engaged in the enforcement or execution of the provisions of this code.
  - 1. Any person who violates the requirements of this provision shall be guilty of a class 1 misdemeanor and shall be subject to the penalties in ~~Section~~ Section 2-238 of the code, or any other penalties as appropriate and authorized by law.

#### Sec. 22-60 Violation Notice

- (A) Upon inspection, if the City finds facts or circumstances which give at least reasonable cause to believe that a violation of this code, or any other Surprise Municipal Code or the Adopted Codes exists, the City may notify the responsible party through the issuance of a Violation Notice, that voluntary correction of the observed violations is warranted. A Violation Notice shall include:
  - 1. Identification of the property in violation.
  - 2. Statement of violations in sufficient detail to allow the responsible party to identify and correct the violation(s).
  - 3. Expiration date; the date by which corrections should be made to bring the property into compliance.
  - 4. Address and phone number of a City representative to contact.
  - 5. If the notice includes possible abatement action, it shall also state the City's intent to abate if voluntary compliance is not achieved. The notice shall include a cost estimate to correct the violation(s), and the authority to assess a lien against the property for the costs to correct the violations, should the violation not be corrected within the time provided for voluntary compliance.
  - 6. If the notice includes possible removal or demolition, it shall also state the City's intent to remove or demolish the structure or equipment if voluntary compliance is not achieved. The notice shall include a cost estimate for the removal or demolition, and the authority to assess a lien against the property for the costs to correct the violations, should the violation not be corrected within the time provided for voluntary compliance. Such notice shall be recorded with the Maricopa County Recorder's Office.
  - 7. The potential for civil or criminal penalties for failing to correct the violation.
  - 8. If the violation is accompanied by a Notice of Condemnation it shall comply with ~~section XX-12~~ Sec. 22-65.
- (B) Nothing within the chapter shall preclude the City from giving additional verbal or written notice at its discretion. If the City does elect to give any additional notice in any instance, it shall not be obligated to give such additional notice thereafter in the same or similar situations.
- (C) Nothing in this chapter shall require the issuance of a Violation Notice prior to the commencement of civil or criminal proceedings. The Code Official shall approve

commencement of any proceeding in which a Violation Notice is not issued prior to commencement.

- (D) A Violation Notice shall be deemed properly served by any of the following means:
1. Personal service.
  2. Mailing a copy by first class, certified, or registered mail, return receipt requested, to the last known address. ~~Proof of such service shall be filed with the Surprise Municipal Court upon receipt.~~
  3. Posting the Violation Notice on or about the entrance of the premises where the violations exists.
  4. Publishing the Violation Notice one-time in a newspaper of general circulation in the City of Surprise, and posting for a period of thirty (30) days.
  5. ~~Any means provided for in the Arizona Rules of Civil Procedure.~~
- (E) The City may record a Violation Notice with the Maricopa County Recorder. A recorded Violation Notice shall run with the land and shall constitute notice, for all purposes of this code, to all person or entities acquiring an interest in the property. Failure to record a Violation Notice shall not affect the validity of the notice as to persons who receive the notice. When the property is brought into compliance, a release of the recorded notice will be subsequently filed with the Maricopa County Recorder.
- (F) It shall be unlawful for any responsible party who has received a Violation Notice to sell, transfer, mortgage, lease or otherwise dispose of such property until the provisions of this chapter have been complied with, or until such responsible party first furnishes the grantee, transferee, mortgagee, or lessee a true copy of any notice issued by the Code Official, and furnishes to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee, or lessee acknowledging the receipt of such notice and fully accepting the responsibility without condition for making the corrections or repairs required by such notice.
- (G) Nothing in this section shall prevent the City from taking immediate action to protect the public from an imminent hazard to health or safety as otherwise provided by law.

Sec. 22-61 Civil Citation

- (A) Should a violation continue past the time provided for voluntary compliance in the Violation Notice, a civil citation may be issued by the Code Official, unless submission to the City of Surprise Prosecutor for criminal charging is warranted.
- (B) The civil citation shall name the responsible party or parties for the property in violation as the “defendant” and include the following information:
1. The date, time and location where the violation(s) were observed.
  2. A reference to all section(s) of this or other chapters of the Surprise Municipal Code, or the Adopted Codes, which have been violated.
  3. The date and time to appear in the Surprise Municipal Court.

4. Notice that if the defendant fails to appear in court, a default judgement may be entered against them.

- (C) The civil citation shall be deemed properly served by any of the following means:
1. Personal service.
  2. Mailing a copy by first class, certified, or registered mail, return receipt requested, to the last known address. Proof of ~~such service~~certified, registered or return receipt service shall be filed with the Surprise Municipal Court upon receipt.
  3. Any means allowed by the Arizona Rules of Civil Procedure.

#### Sec. 22-62 Criminal Complaint

- (A) The Code Official or designee may seek the issuance of a criminal complaint by the Surprise City Prosecutor for the prosecution of any criminal offense as set forth in this or any other section(s) of the Surprise Municipal Code, or the Adopted Codes.
- (B) Every criminal action or proceeding under this chapter shall be designated a misdemeanor and commenced and prosecuted in accordance with the laws of the State of Arizona relating to misdemeanors and the Arizona Rules of Criminal Procedure.

#### Sec. 22-63 Inspection Warrants

- (A) The Code Official or designee may seek the issuance of an inspection warrant by a judge if denied access to any property, building, or structure that the City would otherwise have the authority to inspect for public health and safety reasons.
- (B) An affidavit for an inspection warrant shall be submitted to the judge establishing probable cause that a violation of this or another chapter of the City Code or Adopted Codes exists, and that the proposed inspection is reasonable and necessary. ~~Probable cause may be established based on any of the following~~Evidence which may establish probable cause includes:
1. Previous inspections have shown violations and the present inspection is necessary to determine whether those violations have been abated.
  2. Complaints have been received by the City's Code Official or the Code Enforcement Division from persons who, by status or position, have personal knowledge of the violations of law occurring on the subject property, building, or structure.
- (C) Execution of inspection warrants granted under this chapter shall be coordinated with a sworn peace officer and in accordance with the Arizona Revised Statutes.
- (D) In executing an inspection warrant on occupied property, the person authorized to execute the warrant shall, ~~before entry into the occupied premises, make a reasonable effort to~~ present the person's credentials, authority, and purpose to a responsible party in possession of and physically present at the property designated in the warrant and show the person the warrant or a copy thereof

upon request. A copy of the warrant shall be left with the person in possession of the property and physically present at the time the property being inspected.

- (E) In executing an inspection warrant on ~~unoccupied~~ property known to be uninhabited, the person authorized to execute the warrant need not inform anyone of the person's authority and purpose, but may promptly enter the designated property if it is at the time ~~unoccupied-uninhabited~~ or not in the possession of any person, or at the time reasonably believed to be in such condition. In such case, a copy of the inspection warrant shall be conspicuously posted on the property.
- (F) Any person who willfully refuses to permit an inspection lawfully authorized pursuant to this section is guilty of a misdemeanor.
- (G) An inspection warrant must be executed and returned to the court which issued it within five (5) calendar days of its date unless there has been a showing of need for additional time and the court has ordered otherwise.

Sec. 22-64 Abatement and Demolition

- (A) If a responsible party is served a Violation Notice and fails to comply with such notice by the date provided for voluntary compliance, the City may abate the condition(s) as described in the notice.
- (B) No person shall allow or cause to remain on any property any damaged or dilapidated building, structure or equipment that is unreasonable to repair, contributes to blight or constitutes a hazard to the public health or safety, or such structures may be ordered removed or demolished by the Code Official.
- (C) Notwithstanding any other provision of this code if, in the opinion of the Code Official, the conditions at a property constitute an imminent hazard, the Code Official may order immediate abatement of the hazard without notice. Such abatement of an imminent hazard shall be limited to the minimum work necessary to remove the hazard.
- (D) When the City has effected an abatement, removal or demolition of any violation, the actual cost of such abatement, removal or demolition, including administrative and other incidental costs in connection with the enforcement action, shall become an assessment upon the building or real property from which such violation was corrected. The responsible party for such property shall be liable for the payment of same.
  - 1. If payment is not received within thirty (30) days of the billing date, a lien or assessment shall be placed on the property until paid.
  - 2. Such liens or assessments shall be prior and superior to all other liens, obligations, mortgages, or other encumbrances, except liens for general taxes.
  - 3. The City may pursue any or all means for recovery of cost if the lien or assessment is not paid. In the event it is necessary to enforce the lien or

assessment by sale, the sale shall be made from a judgment of foreclosure and order of sale. The City shall have the right to enforce the lien or assessment in the Superior Court of Maricopa County at any time after recording, but failure to enforce the lien or assessment shall not affect its validity. The recorded lien or assessment shall be prima facie evidence of the truth of all matters recited therein, and of the regularity of all proceedings prior to the recording.

4. If the lien or assessment is paid, the lien or assessment shall be removed by the City.
  5. Prior liens or assessments, for the purposes provided for in the code, shall not be a bar to a subsequent liens or assessments and any number of liens or assessments on the same parcel may be enforced in the same action.
  6. Any liens or assessments filed with the Maricopa County Recorder pursuant to previous provisions of this code or any similar code or ordinance shall remain in effect under the same terms and conditions that existed at the time of recording.
- (E) The City may dispose of any material of value resulting from an abatement, removal or demolition, in any manner, including but not limited to sale or destruction. The sale or destruction of such property shall comply with the City of Surprise Procurement Code.
- (F) In addition to any other abatement procedure provided in this chapter, the Code Official or designee may apply to the Surprise Municipal Court for an order permitting the City to abate any condition that constitutes a violation of this code and which the City has been denied access to or been otherwise unable abate, or which the owner or responsible party has demonstrated an unwillingness to abate.

#### Sec. 22-65    Condemnation

- (A) When a structure, premises or equipment is found by the Code Official to be unfit for human occupancy, unsafe, or unlawful, such structure, equipment or premises shall be condemned pursuant to the provisions of this section and the responsible party shall be issued a Violation Notice.
- (B) If a structure, premises or equipment is vacant and unfit for human occupancy, but does not present an imminent hazard, the Code Official is authorized to post a Notice of Condemnation on the structure, premises or equipment and order it closed up and secured by the responsible party, so as not to be a nuisance hazard to public health or safety.
- (C) When, in the opinion of the Code Official, there is imminent danger of failure or collapse of a structure or premises which endangers life, or when any parts thereof have fallen or failed, or when there is actual or potential danger because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Code Official is hereby authorized to post a Notice of Condemnation at each entrance to such structure and require the occupants to vacate the premises immediately and to

order it to remain vacant. The property may then be abated pursuant to the provisions of ~~section XX-11~~Sec. 22-64.

1. A structure condemned and ordered vacated or to remain vacant under the provisions of this section shall not be leased, rented, or occupied, until it has been inspected and deemed fit for occupancy by the City.
  2. The City ~~shall~~may pay the cost and expense for the abatement of a hazard from any appropriation made available for that purpose.
  3. A lien shall be recorded with the Maricopa County Recorder's Office and shall address the same costs and procedures identified elsewhere in this code.
- (D) Notices of Condemnation shall contain the following language and information:
1. **CONDEMNED Occupancy/Use Has Been Prohibited by the Code Official.**
  2. The date by which the structure or equipment is to be closed up and secured.
  3. Notice that the responsible party's failure to comply with the notice shall cause the Code Official to close up and/or secure the structure, premises or equipment through any available means and the cost thereof shall become a lien upon such real estate through the procedures identified elsewhere in this code, and which may be collected through any recourse as prescribed by law.
  4. Notice that any temporary securement of vacant structures must be done in accordance with City specifications.
- (E) Any person occupying or using a condemned structure, premises or equipment and/or any responsible party for the premises who knowingly or intentionally occupies or permits the occupancy or use of a condemned structure, premises or equipment, shall be guilty of a misdemeanor.
- (F) The Code Official shall remove the Notice of Condemnation whenever all the condition(s) or defect(s) upon which the condemnation action was based have been eliminated.
1. Any person who defaces or removes a Notice of Condemnation without the approval of the Code Official shall be guilty of a misdemeanor.

### ~~Article III Maintenance Standards~~

#### ~~Division 1. Building and Structure Maintenance~~

##### Sec. 22-66 Building Systems

- (A) All systems within the interior of every building or structure, including but not limited to plumbing, electrical, heating, cooling, ventilation and mechanical systems, fixtures, appliances and equipment, including fire detection and suppression equipment and systems, shall be properly installed in conformance to the Adopted Codes in effect at the time of installation and shall be maintained as approved in a state of good repair, free from hazards, and capable of performing their intended function.
1. Every dwelling or dwelling unit where heating systems are installed shall have heating systems capable of safely heating all habitable rooms,

bathrooms and flushing toilet rooms to a temperature of at least seventy (70) degrees Fahrenheit at a distance three (3) feet above floor level in the center of the room. Required heating shall be provided by permanently installed heating facilities.

2. Every dwelling or dwelling unit where cooling systems are installed shall have cooling systems capable of safely cooling all habitable rooms, bathrooms and flushing toilet rooms to a temperature no greater than eighty-six (86) degrees Fahrenheit, if cooled by evaporative cooling, or eighty-two (82) degrees Fahrenheit, if cooled by air conditioning. Temperature measurements shall be taken at a distance three (3) feet above the floor in the center of the room. Required cooling shall be provided by permanently installed cooling facilities.
- (B) Pipes, ducts, conductors, fans, or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors, or other gaseous or particulate wastes directly upon abutting or adjacent public or private property, or that of another tenant.
- (C) All utility service connections to or within every building or structure shall be of the appropriate size and use required for the building or structure and shall be maintained in good repair and functioning for the proper operation of all systems and appliances within the building or structure, in compliance with the Adopted Codes.

#### Sec. 22-67 Interior Maintenance

- (A) The interior of every building or structure shall be maintained in good repair, structurally sound, and in a safe and sanitary condition free from any accumulation of garbage, food waste, human or animal waste, infestation, or material generally considered trash, rubbish, or litter, graffiti or blight.
1. The responsible party of a structure, dwelling or dwelling unit shall maintain, in a clean and sanitary condition, the shared or public areas of the structure, dwelling or dwelling unit, or the parts thereof which they occupy or control.
- (B) All interior surfaces, including but not limited to walls, doors, cabinets, windows, ceilings, stairs, railings, floors and all other appurtenances shall be maintained good repair and in a safe and structurally sound condition.
1. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered.
  2. Paint applied to interior surfaces must be lead-free.
  3. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
- (C) All buildings, dwellings or dwelling units shall have an adequate potable water supply in accordance with City of Surprise Land Development Ordinance 108-2.8.
- (D) All premises containing dwellings or dwelling units shall be provided with one or more bathrooms equipped with a toilet, sink, and either a bathtub or shower, as

prescribed by the Adopted Codes, and maintained in a state of good repair and capable of performing their intended function.

- (E) Each sink, lavatory, bathtub, or shower or fixture shall be equipped with water from an approved water supply in amounts and pressure necessary for their normal operation, and consisting of running cold water and running heated water provided through a properly regulated mixing valve.
  - 1. Said fixtures shall be installed and maintained to provide a supply of water sufficient in volume and pressure such that the fixtures function safely and properly, free from defects and leaks and will perform their intended functions.
- (F) When a structure is equipped with an indoor cooking area, it must be provided with a sink separate and apart from any bathroom sink or lavatory.
- (G) Water heating facilities shall be properly installed per manufacturer standards, maintained in good repair and in a hazard-free condition, and capable of providing a supply of water in sufficient volume at every required sink, lavatory, bathtub or shower, and laundry facility, if provided, at a temperature of not less than one hundred ten (110) degrees.

Sec. 22-68 Exterior Maintenance

- (A) The exterior of every building or structure, including accessory structures such as detached garages, fences and walls, shall be maintained in good repair, structurally sound, and in a safe and sanitary condition free from any accumulation of garbage, food waste, human or animal waste, or material generally considered trash, rubbish, or litter, graffiti or blight.
- (B) All exposed exterior surfaces of any building or structure shall be maintained in good repair and impervious to moisture and weather elements and shall be free of broken, rotted, split, curled, buckled or missing coverings or materials and shall not otherwise present a deteriorated appearance, including but not limited to the following:
  - 1. All exterior surfaces shall be protected by paint or other protective treatment; except such surfaces naturally resistant to rust, rot or decay.
  - 2. Paint applied to exterior surfaces shall be free of loose, cracked, scaling, chipping, or peeling paint in such amounts as to present a deteriorated appearance.
  - 3. The maintenance, repair, replacement, completion or use of materials, colors, or finishes shall be consistent with the predominant materials, colors, or finishes of an exposed exterior surface and free from any incongruous materials, colors or finishes.
  - 4. Roof drains, gutter and downspouts shall be maintained free from obstructions and shall not discharge in a manner that creates any ~~public nuisance~~ hazard to public health or safety.
  - 5. Window screens shall be free from excessive tears or holes or bent or broken frames.
  - 6. All glazing materials shall be maintained free from cracks and holes.

7. Leaning fences or walls and/or fences or walls that are missing slats or blocks, or which exhibit rot, damage, graffiti, peeling paint, deterioration of paint or materials, or an otherwise blighted appearance are prohibited.
  8. Overhang extensions including, but not limited to, tarps, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored and kept in sound condition.
  9. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
  10. Roof coverings shall be substantially free from broken, rotted, split, or curled materials and shall not otherwise present a deteriorated or blighted appearance.
  11. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
  12. Roof water shall not be discharged in a manner that creates a ~~public nuisance~~ hazard to public health or safety.
  13. The visible use or display of tarps, plastic sheeting, or other similar materials as flexible or inflexible screening, fencing or wall covering is prohibited.
- (C) Permanently boarded window or door openings on an occupied structure are prohibited but the temporary boarding prior to repairs is acceptable so long as it conforms to the City's specifications.

## **Division 2: Land Maintenance**

### **Sec. 22-69 Exterior Premises and Land Maintenance**

- (A) All exterior premises and lands, whether improved or unimproved, shall be maintained in a safe and sanitary condition free from any accumulation of garbage, human waste, animal waste, vegetation or food waste, hazardous waste, infestation, or any material generally considered trash, rubbish, litter, graffiti or blight.
- (B) Animal waste, such as manure and droppings, shall be removed from kennels, pens, stables, yards and other enclosures at least twice weekly and from the property at least once each week or more frequently if conditions necessitate.
- (C) No person shall cause, allow, or permit personal property which he owns, leases, rents, or controls to be abandoned on a public right-of-way, street, alley, or on any public or private real property within the City. Items placed by or approved by the City are exempt from this subsection.
1. Any person who violates this section shall be liable for all costs incurred by the City to remediate such violations in addition to any other penalties permitted by this chapter.
- (D) No person shall place and/or store any items in public view, such as furniture, except furniture designed and placed for outdoor use, equipment, appliances,

construction or landscape materials, debris, or any other similar materials which are visible from beyond the boundaries of the lot, and which contribute to a blighted condition.

- (E) It is unlawful for any responsible party in charge of any construction or demolition site to cause, to maintain or permit the accumulation of any litter or debris on the site before, during, or after completion of the project, except in a designated contained area, or to allow any such litter or debris to become windblown, and carried or deposited upon any alley, street, public place, or adjacent property.
- (F) Vacant lots or lands which have been subject to dumping, trespass or the operation of vehicles on a non-dust controlled property shall be subject to the requirements of Surprise Municipal Code 34-111.
- (G) All property shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon, which may cause a hazardous or unhealthy condition, breed insects, or which is causing damage to foundations or foundation walls.
  - 1. No person shall allow any swimming pool, architectural pool, pond, or spa to remain or be maintained in a condition that may breed insects or result in insect or other infestation, is polluted or stagnant, or creates a blighting condition.
  - 2. Architectural pools that contain fish must be maintained to provide for the health of the fish. Dead fish must be removed immediately.
  - 3. Approved retention areas and reservoirs serving their intended and constructed purpose shall be the exception.
- (H) Excavations, pits, wells, holes and other similar conditions, shall be maintained in a secure manner so as to not be a ~~nuisance and to prevent a~~ hazard to public health and safety.

#### Sec. 22-70 Landscape Maintenance

- (A) No person shall allow or permit to remain on any property that they own or control, any landscaping conditions which contribute to visual blight, including, but not limited to:
  - 1. Vegetation that is substantially dead or damaged, to include palm trees with an excessive accumulation of dead or dry fronds, which could result in insect or other infestations or result in other conditions that are likely to become a hazard to public health or safety.
  - 2. All noxious weeds and/or weeds in excess of six (6) inches in height.
  - ~~3. Tress, plants or shrubs which impede, obstruct or interfere with the free passage upon any public street, sidewalk or alleyway;~~
  - ~~4. Trees, plants or shrubs which obstruct the visibility of drivers, interfere with any traffic control sign, device, or street light~~
  - 5.3. Any tree whose limbs hang lower than fifteen (15) feet above any public street or seven (7) feet above any public sidewalk.

- (B) Grass or yard clippings, tree trimmings, or items of a similar nature shall not be placed or deposited onto public property or onto the property of another without permission.
- (C) All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be maintained and kept in a state of good repair and free from any deteriorated, blighted or hazardous conditions.

**Sec. 22-71** Vehicles

- (A) All vehicles are prohibited from parking on any surface that is not considered an improved or dust-proof surface intended for the parking of vehicles.
- (B) No person shall place or store any inoperable vehicle or vehicle parts in public view unless the following applies:
  - 1. The vehicle is undergoing repair and is owned and titled to the owner or occupant of the residence; and
  - 2. The total period during which the vehicle is inoperable does not exceed fifteen days; or
  - 3. The vehicle is placed in a garage or carport and, if in a carport, is covered with a vehicle cover intended for the use of covering a vehicle.
- (C) Any accumulation of inoperable vehicles is prohibited.
- (D) The painting of vehicles is prohibited except within an approved spray booth.
- (E) Disposal of automotive liquids on any property or in any trash container is prohibited.
- (F) Automotive liquids shall not be permitted to accumulate or otherwise cause a blighted appearance upon driveways or sidewalks.
  - 1. Automotive liquids that have accumulated or caused a blighted condition shall be removed in a manner that does not causes the discharge of the automotive liquids into the City's storm drains, pursuant to Surprise Municipal Code 58-491.
- (G) The display of one (1) vehicle for sale is permitted at a residence when the vehicle is titled to the owner or occupant of the property, is parked on an improved or dust-proof parking surface, and is not being sold in connection with any automobile sales business.
  - 1. No more than three (3) vehicles may be displayed for sale at the same residence within a twelve (12) month period, and only one (1) may be for sale at a time.

(H) No person shall park or permit to be parked any vehicle for the purpose of sale upon any property or vacant property, except where the sale of a vehicle is customary and incidental to the primary use of the property.

(H)(I) No person shall utilize a vehicle or recreational vehicle as a dwelling unit.

Sec. 22-72 Safety

- (A) All buildings or structures shall have an unobstructed path of travel to allow occupants to safely egress from doors, windows or other emergency escape openings from any point within the building to a public way, in accordance with the Adopted Codes.
- (B) Any condition which could hamper or obstruct the safe and expedient access or passage of public safety personnel into, out of, or within the vicinity of any structure or premises is prohibited.
- (C) All systems, device or equipment to detect, suppress or control a fire or actuate an alarm shall be maintained in good repair and in an operable condition at all times.

**Tiffany Copp**

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**From:** noreply@civicplus.com  
**Sent:** Friday, April 23, 2021 9:30 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

I moved to this area two years ago from a community that had an HOA. The reason I sold my home and moved was that I could no longer tolerate the HOA. My fees were high and the payback was absent. I feel like this is an intrusion on private property and homeowner choices. In lieu of an HOA fee, I am assuming that there will be a person who will drive around the city to look for opportunities to harass citizens with the hope of retaining a fine instead of an HOA fee.

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**Tiffany Copp**

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**From:** noreply@civicplus.com  
**Sent:** Monday, April 19, 2021 2:55 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

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## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

I support what you have written. My only hope is that teeth are put into this proposal.

There are a number of homes in my area that need paint and many that have bare or peeling paint on the wood.

Please note: page 17: Section XX-17, (A), number 3 - Tress should be Trees.

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**Tiffany Copp**

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 14, 2021 7:52 AM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

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## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

I think it is a great idea especially if it will be enforced. I live in the Stonebrook Division which has no HOA. Most people keep their property up, but there is always a few. I walk everyday and the first phase of Stonebrook is so bad with violations, such as RVs parked everywhere even in front yard and lots of weeds, palm trees blocking the sidewalk, etc.

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**Tiffany Copp**

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, April 13, 2021 10:05 AM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

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## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

The 20 page proposal doesn't look bad and I'm sure the city attorney will make sure it's compliant with state and federal laws. The only concern is how deep the city starts to dig to find violations. What I mean is, we all want a derelict home/property to be cleaned up, but what happens when there aren't enough of those properties and 'inspectors' are forced to justify their existence by cruising neighborhoods looking for violations like an HOA manager on steroids?

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## Tiffany Copp

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**From:** noreply@civicplus.com  
**Sent:** Monday, April 12, 2021 1:51 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

### Property Maintenance Ordinance Public Comments

|                                                     |                                                                      |
|-----------------------------------------------------|----------------------------------------------------------------------|
| Property Maintenance<br>Ordinance Public<br>Comment | Section XX-17 Landscape Maintenance - (A) (3) "Tress" s/b<br>"Trees" |
|-----------------------------------------------------|----------------------------------------------------------------------|

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**Tiffany Copp**

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**From:** noreply@civicplus.com  
**Sent:** Monday, April 12, 2021 12:18 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

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## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

Responsible Party: An owner, occupant, lessor, lessee, manager, licensee, or other person having control over a structure or parcel of land; and in the case where demotion of a structure is proposed as a means of abatement, an lienholder whose lien interest is recorded in the official records of the Maricopa County Recorder's Office.

I believe that "demotion" is supposed to be "demolition."

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## Tiffany Copp

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**From:** noreply@civicplus.com  
**Sent:** Monday, April 12, 2021 12:15 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

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### Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

Inoperable Vehicle: A motor vehicle or any major portion thereof that is unlicensed and is incapable of movement under its own power and will remain so without major repair, including but not limited to repair of the differential, transmission, head, engine block, or oil pan. - what about a vehicle in the public view with one or more flat tires that has not been moved or repaired for more than x time (a month? two weeks?)

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**Tiffany Copp**

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**From:** noreply@civicplus.com  
**Sent:** Thursday, April 8, 2021 4:30 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

## Property Maintenance Ordinance Public Comments

|                                                     |                                                                                                       |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Property Maintenance<br>Ordinance Public<br>Comment | We don't need more rules and regulations. There is already an<br>HOA. Is this more Socialist control? |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------|

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 7, 2021 10:12 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

Yes, please implement as soon as possible. Some people are just clueless. 2 commercial crane trucks belonging to same home parked continually on street. After receiving HOA warning for overnight parking, parked next day on front yard, in middle of weed infested yard. This in light of fact HOA rules state no commercial truck parking. I dont think HOA has enough authority to enforce rules.

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## Tiffany Copp

---

**From:** Tiffany Copp  
**Sent:** Monday, March 22, 2021 8:44 AM  
**To:** [REDACTED]  
**Cc:** Chris Boyd; Jodi Tas; Breanne Loreface  
**Subject:** RE: Additional Comments - Property Maintenance Ordinance

Good Morning Mr. Ozga,

Thank you for your comments regarding the PMO.

To answer a couple of questions you had, please know the City does currently have copies of the 2006 International Property Maintenance Code (IPMC) available in the City Clerk's Office for public review and copying.

The cost to the City for developing a Property Maintenance Ordinance is the staff time and the one-time cost to publish it to MuniCode online. If future changes to the code are warranted, there would be a cost to make those edits/revisions in MuniCode at that time. Part of staff's goal in developing our own Property Maintenance Ordinance is to have the ability to publish the code online to MuniCode, along with the rest of our City codes, so that residents have easy online access to it in one common location and don't have to physically come in to City Hall and review the hard copy.

While some residents may be confused about what Code Enforcement does versus their HOA, we do our best to educate each and every time we interact with the community. Please know that Code Enforcement frequently receives complaints to assist homeowners with addressing issues in their community, either with a neighbor's property, or in the common areas. The PMO is designed to address all lands within the City to ensure they are all maintained to the same minimum standard; this would include residential, commercial and vacant lands.

I appreciate your comments about staffing and the qualified and dedicated Code Enforcement team. We do have a team that cares greatly about the job they do for the community. Please know we are continually looking for ways to grow and expand Code Enforcement as the City continues to grow.

If you have further questions I can answer, please do not hesitate to let me know. I am happy to connect with you by phone this week and discuss further.

Sincerely,  
Tiffany

Tiffany Copp  
Assistant Director, Community Development  
[Tiffany.Copp@surpriseaz.gov](mailto:Tiffany.Copp@surpriseaz.gov) | 623-222-3020

**From:** [REDACTED]  
**Sent:** Sunday, March 21, 2021 7:04 PM

**To:** [REDACTED]  
**Cc:** [REDACTED]

**Subject:** Additional Comments - Property Maintenance Ordinance

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

### **Comments of March 21, 2021**

Our City should have at least a few copies of International Property Maintenance Ordinance; and unless it has changed, homeowners should be allowed to view their areas of concern and make copies (obviously at homeowners cost). Homeowners have indicated that other Cities with their own version of PMO; had lost when taken to Court of PMO language and variation vs IPMO.

Furthermore, wouldn't developing a unique version of the IPMO will require on-going maintenance costs rather than relying on the IPMO?

Therefore, with these additional comments, and in addition to the comments of March 20 as listed below, homeowners are questioning both the necessity and cost of our City developing a unique version of the IPMO.

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### **Comments of March 20, 2021**

I have a few concerns / comments regarding the potential Property Maintenance Ordinance.

Most properties within City limits are part of communities with HOAs – and therefore already have property “rules” (ordinances) .

These HOA communities vary these “rules” (ordinances); some HOAs being strictly enforced, while other HOAs are lax with their enforcement.

There is already confusion with homeowners between HOAs “rules” (ordinances) and current City Property Maintenance Ordinances.

I envision the potential for greater confusion with homeowners.

Additionally, many homeowners that contact City Code Enforcement, while homeowners do have confidence they believe the Department is understaffed.

This proposed Property Maintenance Ordinance will place further requirements on this highly qualified and dedicated understaffed Department.

I appreciate this opportunity to express my concerns.

Thank you,

Rich Ozga  


## Tiffany Copp

---

**From:** Chris Boyd  
**Sent:** Wednesday, March 10, 2021 8:28 AM  
**To:** 'Skip Hall'  
**Cc:** Michael Frazier; Mike Gent; Jodi Tas; Tiffany Copp  
**Subject:** RE: so Surprise

Mayor Hall,

Thank you for forwarding Mr. Tuttle's comments. We will be sure to include them with the other public comments we receive and share them with the City Council during our next presentation.

Thank You,

Chris Boyd  
Director  
Community Development  
City of Surprise  
(623) 222-3230

**From:** Skip Hall [REDACTED]  
**Sent:** Tuesday, March 9, 2021 8:30 PM  
**To:** Chris Boyd [REDACTED]  
: Jodi Tas [REDACTED]  
**Subject:** Fwd: so Surprise

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

Sent from my iPhone

Begin forwarded message:

**From:** Lyle Tuttle [REDACTED]  
**Date:** March 9, 2021 at 9:12:32 AM MST  
**To:** Skip Hall <[REDACTED]>  
**Subject:** so Surprise

So, looks like surprise is turning into one big HOA.

The City is requesting public comment on the draft Property Maintenance Ordinance that was presented to us at our last Council meeting. The Property Maintenance Ordinance is the document that establishes the minimum standards for all property throughout the city. This includes residential and commercial. The goal is to keep the city safe, healthy, and blight-free. Two virtual public meetings are scheduled for Tuesday, March 30 at 4 p.m. and Tuesday, April

**From:** noreply@civicplus.com  
**Sent:** Tuesday, March 9, 2021 11:45 AM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

It is unclear if the proposed PMO replaces Chapter 122-136, Article X, Landscaping of the Surprise Unified Development Code. Without this clarity, how do homeowners proceed in regard to landscaping? What is the proper tree height over roadways or sidewalks? Is there a streetscape planting requirement, or will this be left to the HOA's for development and enforcement?

Accordingly, these questions should be resolved prior to adoption.

Email not displaying correctly? [View it in your browser.](#)

**From:** noreply@civicplus.com  
**Sent:** Thursday, March 4, 2021 6:53 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

Can the City support the HOAs on parking enforcement? Our community hires a company to police CITY streets where people park overnight in violation of the CC&Rs. There are people who have too much junk in their garages, and park multiple cars on the street and in their driveway. Also commercial vehicles are parking on the street. See Bullard near the hotels. Is someone going to enforce that overnight? How about putting up No Parking signs?

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**Tiffany Copp**

---

**From:** noreply@civicplus.com  
**Sent:** Thursday, March 4, 2021 6:50 PM  
**To:** Tiffany Copp  
**Subject:** Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

## Property Maintenance Ordinance Public Comments

Property Maintenance  
Ordinance Public  
Comment

The HOAs take care of property maintenance issues that are in your City ordinance, and that's why we pay dues. If you're going to police personal property, are you going to be able to fine the homeowner to cover the costs of enforcement? I didn't see anything about commercial land that is not maintained, such as City Center where the owner places cows, and gets overrun with weeds. The Old Town Site has huge blighted areas left unattended for YEARS. Do something about THAT.

Email not displaying correctly? [View it in your browser.](#)

## Tiffany Copp

---

om: noreply@civicplus.com  
Sent: Thursday, March 4, 2021 6:44 PM  
To: Tiffany Copp  
Subject: Online Form Submittal: Property Maintenance Ordinance Public Comments

**\*\*\*The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.\*\*\***

### Property Maintenance Ordinance Public Comments

#### Property Maintenance Ordinance Public Comment

The HOAs in our city are substantially in charge of having their residents maintain their properties, and they are pretty much on top of it, from our experience. The City should only get involved in policing an HOA community where it is obvious, or complaints have been received, that an HOA is derelict in their duty or otherwise ineffective or collapsed. Otherwise, this is a waste of City funds. The OTS (Old Town Site) has no HOA or Code enforcement. Is that included in your ordinance?

Email not displaying correctly? [View it in your browser.](#)



April 27, 2021

Tiffany Copp  
City of Surprise

Re: City of Surprise  
Draft Proposed Property Maintenance Ordinance

Dear Tiffany,

WeSERV Association of REALTORS (formerly WeMAR) appreciates the opportunity to provide comment on the draft proposed Property Maintenance Ordinance (PMO). Although we have made verbal inquiries and suggestions, we thought it would be helpful for us to provide our comments in writing as well.

WeSERV is happy to see the City is updating its PMO and that part of that update is the ability for residents, property owners, tenants and business owners to easily access the ordinance. WeSERV has long been concerned about the inability of residents, property owners, tenants and business owners to access and read the ordinance.

WeSERV encourages the City to review its definitions of blight and debris, particularly in the Surprise Heritage site and the rural Northwest Surprise areas. Sometimes vintage signs, buildings and exterior decorations try to evoke the feel of the old west or other eras utilizing the very traits outlined in the definition of blight.

In Northwest Surprise and other rural areas, working ranches and large lot owners may have outbuildings or fencing that have rust, is whitewashed, weathered wood or other elements as a part of operating and working in a rural environment. An example of such an item would be a property on open range land. The open range land fence is barbed wire and not able to be painted.



Frequently in the rural areas tarps, composting piles, repair of implements and vehicles, spare parts, etc. are visible due to the practical nature of living and working in these areas. We suggest the City reassess some of its PMO rules in light of a rural lifestyle.

WeSERV suggests the City consider a stand-alone section of the PMO dedicated to preservation of the rural lifestyle so that these residents and businesses are not unnecessarily cited.

Particularly because a large portion of the area will remain rural for the foreseeable future due to the Luke AFB building criteria.

On page 4, the definition of Owner is:

*Any person, group of persons, firm or firms, corporation or corporations, or any legal entity having legal title to or **sufficient proprietary interest** in the property.*

WeSERV is unsure what is meant by *sufficient proprietary interest* and would like clarification of this phrase and its meaning.

Page 7, item B: WeSERV has a concern regarding the phrase *plain view*. Is the meaning to be construed in the same manner as it would pertain to a sworn police officer? If the standard is the same as a sworn police officer, will the Code Official be appropriately trained?

Also in that section, WeSERV is concerned about the impetus for a Code Official to inspect those areas, interior and exterior, not apparent from the public street. In our conversation you indicated the visits would be a direct result of complaints by the subject property occupant or a neighbor. WeSERV suggests that clarification be made as part of the Authority and Enforcement section so that the complaint component is clear.

Page 8: In the Violation Notice section, item C concerns WeSERV as it explicitly states the City is not required to notice or inform the subject property owner or tenant prior to prosecution in court or accrual of fees.

Item D of this section further states one of the acceptable ways to notice someone is through publication in a newspaper of general circulation once. WeSERV is concerned this method is outdated and does not serve the purpose of noticing. Few people read the paper, but more importantly because the section does not specify the notice be published in a local paper, any newspaper will suffice, even one several hundred miles away.

WeSERV suggests the City reconsider this option and provide noticing by placing a notice on the door of the property, mailing it to the property owner, or other direct contact method. WeSERV suggests that since this is a government action resulting in misdemeanor charges, a property

owner or tenant should be personally informed before legal actions are taken that endanger a person's finances and may result in a criminal complaint.

Page 11 Abatement & Demolition: WeSERV is concerned that adequate time to correct the violation or sell a property is not adequate when a property is involved in bankruptcy, probate, foreclosure or other legal proceedings. WeSERV suggests the City consider additional time for properties found in these or other distressed situations.

In the event a property is scheduled for abatement by the City, WeSERV is curious as to the storage of personal property on behalf of the tenant. Will the City provide time for a displaced tenant to retrieve personal property?

As WeSERV read this proposed ordinance it seemed there were several items that may be already in code, but in a different section such as the building code or landscape code. WeSERV encourages the City to review building systems and exterior maintenance items for possible inclusion in other areas of the code and therefore unnecessary in this part of the code.

Many provisions of the proposed PMO appear to be in conflict with a rural lifestyle as is found in Northwest Surprise. The requirement of painted fences is impractical when the property fence is an open range fence.

In the more rural areas of Surprise ranches and rural property owners frequently use tarps or similar covering for wood piles, haystacks or other objects. These properties may have secondary structures as workspace, animal protection, or storage that are most likely disallowed by the proposed PMO.

Many activities of a rural lifestyle seem to be prohibited as the PMO is currently written. Activities such as composting, water harvesting, and visibility of vehicles necessary to run a large ranch or maintain a large lot are examples.

Page 17 Landscape Maintenance: As mentioned above it appears many of the provisions in this section already exist in the Landscape Ordinance. WeSERV suggests only one maintenance standard apply and that it remain within the landscape ordinance.

Item G on page 17 discusses maintenance of bodies of water. There may be times, particularly on distressed parcels, when no one is available to clean up or treat for insects. Maricopa County Vector Control is frequently able to treat bodies of water for insects.

Page 18 references the prohibition of vehicles parked on surfaces the City has not designated as dust-proof. Most of the non-subdivision homes, ranches and properties in Northwest Surprise are on dirt roads with farm and property maintenance vehicles usually parked on crushed granite or dirt as there are no paved areas.

WeSERV suggests with the numerous considerations needed in order to preserve a rural lifestyle, the City consider creating an additional section to the PMO directed at rural areas.

WeSERV hopes these comments are helpful. Thank you for the opportunity to participate in this discussion.

Sincerely,



Liz Recchia

Government Affairs Director



# PROPERTY MAINTENANCE ORDINANCE

Tiffany Copp, Assistant Director  
Community Development, Code Enforcement Division

# WHAT IS A PMO?

A Property Maintenance Ordinance outlines the minimum standard for the maintenance of all property within the jurisdiction and:

- Promotes a clean, healthy and safe community
- Guide for residents and Code Enforcement

# BACKGROUND

- 2006 International Property Maintenance Code (IPMC) was adopted by reference in 2007
- Adopting a locally drafted PMO serves to improve transparency and publication control
- PMO drafted in concert with internal stakeholders

# BACKGROUND

Valley cities with similar local ordinances:

- Avondale
- Chandler
- Gilbert
- Glendale
- Goodyear
- Mesa
- Peoria
- Phoenix
- Scottsdale
- Tempe

# PUBLIC ENGAGEMENT

**03/02:**  
Council Work Session

**03/03:**  
Begin 60-day Public  
Comment Period

- Letters to HOA Boards
- Media & Video  
Presentation Release
- PMO Webpage/  
Comment Portal

**03/30:**  
Public Meeting 1 (Virtual)

**04/13:**  
Public Meeting 2  
(Virtual and In-Person)

**05/02:**  
Close Public Comment  
Period

**06/15:**  
Council Work Session

**08/17:**  
Council Meeting-  
Tentative Adoption

Effective Date:  
September 2021

March 2021

Apr 2021

May 2021

June 2021

August 2021

# PUBLIC MEETINGS OUTCOME

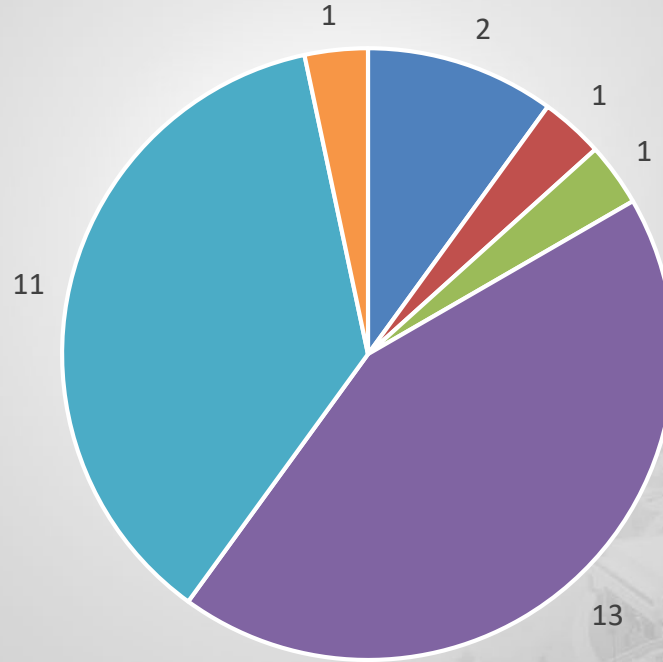
## Public Meeting 1:

- March 30, 2021
- Virtual
- 6 virtual attendees
- No comments

## Public Meeting 2:

- April 13, 2021
- Hybrid virtual and in-person
- 4 virtual & 1 in-person attendees
- Initial comments from WeServe

# PUBLIC ENGAGEMENT OUTCOME



Email   Calls   Letters   Online Portal   Virtual Meeting Attendees   In Person Meeting Attendees

# COMMENT SUMMARY

- Why is a PMO needed if I live in an HOA community, pay HOA dues, etc.?
- What are the costs with adoption of the PMO?
- Can the PMO help HOA enforce CC&R's (traffic, parking and/or tree trimming)?

# COMMENT SUMMARY

- Displeasure with property maintenance in the OTS
- Add recidivism language for repeat offenders
- General text edits to spelling, spacing, etc.
- Comments of general support for the PMO

# WESERV LETTER

- Preservation of the “rural lifestyle”
- Evaluation of several terms and sections of the PMO against the I-Codes and LDO to avoid redundancy
- Terms “sufficient proprietary interest” and “plain view” questioned

# WESERV LETTER

- Additional compliance time for “distressed” homes (foreclosure, probate, etc.)
- What is the process for storing/disposing of personal property from an abated/condemned home?

# CHANGES TO PMO

- Numbering – Chapter 22 of the Municipal Code
- General clerical errors corrected and text clarification throughout
- Replaced “nuisance” with “hazard to health or safety” throughout

# CHANGES TO PMO

- Section 22-60(D), Violation Notice
  - Removed unnecessary language regarding filing of proof of service
  - Added “in the City of Surprise” to publication language
- Section 22-61(C), Civil Citation
  - Clarified proof of service language

# CHANGES TO PMO

- Section 22-63, Inspection Warrants
  - (B) & (D) clarified language
  - (E) changed “unoccupied” to “uninhabited”
- Section 22-70(A), Landscape Maintenance
  - (3) & (4) stricken- duplicate of LDO language
- Section 22-71, Vehicles
  - Added bullet (I) prohibiting use of vehicle or RV as a dwelling unit

# NEXT STEPS

- August 17, 2021
  - Regular Council Meeting for tentative adoption
- September 17, 2021
  - PMO effective date



# Questions/ Comments?



**CITY OF SURPRISE**  
**Regular City Council Work Session**

Council Meeting Date: June 15, 2021  
Submitting Department: Public Works  
Staff Recommendations: None

Contact Person: Kristin Tytler, Jeff Martin  
District: Citywide

---

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

---

**Agenda Wording:**

Presentation and discussion pertaining to the status of the current CIP projects.

---

**Motion:**

None

---

**Background:**

This item is for presentation only to inform Council on ongoing projects and initiatives.

---

**Objective Analysis:**

The Public Works Department periodically presents to Mayor and Council the status of projects.

---

**Policy Compliant:**

This item is policy compliant.

---

**Financial Impact:**

None at this time, however, topics discussed in this work session could lead to future actions, which may have a fiscal impact on city operations.

---

**Budget Impact:**

All presented CIP projects are fully funded and are currently programmed.

**FTE Impact:**

This item does not change the full time equivalent count.

---

**ATTACHMENTS:**

1. 2021.06\_CIP Council update\_CIP
-





# **FY21 Capital Improvement Program Updates**

June 15, 2021  
Work Session



# GO BOND Update

## General Obligation (GO) Bond – Decide Surprise 2017

### Public Safety \$34M

- Public Safety Evidence & Readiness Center (Under Construction)
- Police Training Facility (Under Construction)
- Permanent Fire Station 304 (Substantially Complete)
- Fire Station 308 (Under Construction)
- Land for Future Fire/PD Station & Park (In Negotiations)
- Public Works Operations Facility (Substantially Complete)

### Traffic Congestion Mitigation \$15.5M

- Waddell Road (Substantially Complete)
- Greenway Road (Under Construction)
- Litchfield Road (Substantially Complete)

### Pavement Preservation \$10M (Substantially Complete)

# GO Bond Program Timeline





# CIP BOND

## **Public Safety Evidence & Readiness Center**

- Under Construction – Complete Fall 2021

## **Police Training Center**

- Under Construction – Complete Fall 2021

## **Land for Future Fire/PD Station and Park**

- In negotiations with land owners to secure site





# CIP BOND

## Fire Station 308

- Located near Litchfield and Cactus
- Under Construction – Anticipated Completion Date Fall 2021



# CIP BOND - Roadways

## Greenway Road – Cotton Lane to Sarival Avenue

- Under Construction
- Construction Complete Fall 2021



# Recent Non-Bond CIP Projects

## Gaines Park

- Recently Completed (Dedication in May)

## Countryside Park

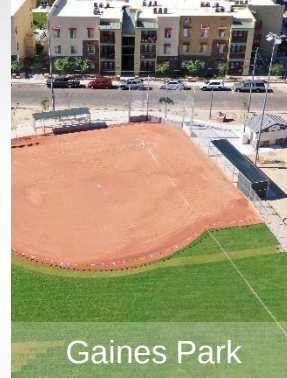
- In Design
- Construction Start Fall 2021

## Surprise Community Park

- In Design
- Construction Start Fall 2021

## City Hall Security Upgrades

- Construction Complete Summer 2021



# Recent Non-Bond CIP Projects

## Roadway Improvements/Safety Enhancements

- Litchfield Road and Bell Road Intersection
- West Point Parkway and Bell Road Safety Pilot Project
- Reems Road Channel Improvements
- Bell Road Landscaping Design
- Signal at Waddell Road and 145<sup>th</sup> Avenue
- Street Light Improvements



# Upcoming Pavement Preservation Projects

## Pavement Preservation

### Major Roadways

- 137th Avenue (Waddell to Greenway)
- Bell Road (Cotton to Reems)
- Cactus Road (Citrus to Perryville)
- Cotton Lane (Eastham to Palmview)
- Jomax (147<sup>th</sup> Avenue to El Granada)
- Mountain View Boulevard (303 to Sky Mist Way)
- Palm View Lane (Cotton to Clearview)
- Parkview Place (Greenway to Bell)
- Peoria Avenue (303 to Sarival)
- Perryville Road (Peoria to Cactus)

### Major Roadways Continued

- Santa Fe Drive (Verde to Dysart)
- Union Hills Drive (111th Ave. to 115th Ave.)
- Waddell Road (Cotton to 303)
- Yorkshire (Grand Avenue to dead end)

### Neighborhoods

- Coyote Lakes
- Rancho Gabriela
- Sun City Grand
- Kingswood Park



**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You