



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

Tuesday, March 2, 2021 @ 6:00PM

**Call To Order**

**Invocation**

[Led by Art Herrera.](#)

**Roll Call**

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

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

**Pledge of Allegiance**

**Proclamation and Community Acknowledgements**

**City Manager Report**

**1. Reports**

**1. Recognition of the Community Development, Public Works, and Water Resource Management departments for achieving national accreditation through the American Public Works Association.Â**

[DCM, Mike Gent gave the introduction for this item.](#)

**City Clerk Report**

**1. Reports**

**Call To The Public**

[Melissa Langhor commented on the engineering of Sarival Road between Greenway Road and Bell Road. To date, 16 accidents that we are aware of, a vehicle crashed](#)

[into our home, when my family was home. Again, it happened this weekend, crashed into our wall. This is our safety and the City needs to fix this.](#)

## **Regular City Council Meeting Agenda**

### **CONSENT AGENDA:**

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

#### **2. Consideration and action on the minutes of the Regular City Council Work Session and Regular City Council Meeting of February 16, 2021 - APPROVED**

**3. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 Budget by reallocating appropriations of \$184,900 from General Contingency to the Neighborhood Revitalization Fund, Project G51563, and increasing the Contract Awarding Authority List by increasing Tenant Based Rental Assistance to \$834,900; and approving an Intergovernmental Agreement with Maricopa County for 2020 HOME Program Funds; Resolution # 2021-07 - APPROVED**

**4. Consideration and action pertaining to the conditional acceptance of certain public utility improvements at Toll at Prasada, Phase II Unit P, generally located in the vicinity of West Greenwich Boulevard and West Hopkinton Street; Resolution # 2021-25 - APPROVED**

**5. Consideration and action pertaining to the conditional acceptance of public utility improvements at Toll at Prasada, Phase II Unit E, generally located in the vicinity of West Superior Boulevard and North Casa Dega Drive; Resolution # 2021-26 - APPROVED**

**6. Consideration and action pertaining to the conditional acceptance of certain public utility improvements at Fulton Homes Escalante Parcel 1, generally located in the vicinity of North 161st Drive and West Montana del Oro Drive; Resolution # 2021-29 - APPROVED**

**7. Consideration and action pertaining to the conditional acceptance of certain public utility improvements at Fulton Homes Escalante Parcel 3, generally located in the vicinity of North 163rd Avenue and West Asante Boulevard; Resolution # 2021-27 - APPROVED**

**8. Consideration and action pertaining to the conditional acceptance of certain public utility improvements at Fulton Homes Escalante Parcel 4, generally located in the vicinity of North 161st Lane and West Questa Drive; Resolution #2021-28 - APPROVED**

**9. Consideration and action pertaining to approval of the Final Plat entitled, "Stonefield A Replat of Lot 1 of the Northwest Corner of Peoria Avenue & Reems Road", dated January 13, 2021, an approximately 18.56 acre property located generally west of the northwestern corner of Reems Road and Peoria Avenue - APPROVED**

**10. Consideration and action pertaining to approval of the Final Plat entitled, "Hayden Farms", an approximately 12.41 acre property generally located north of the northwest corner of Cotton Lane and Cactus Road - APPROVED**

**11. Consideration and action to vacate a portion of a public roadway (Deer Valley Road) Within Section 14, Township 4 North, Range 2 West, generally located west of Grand Avenue; Resolution #2021-30 - APPROVED**

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

**12. Consideration and action pertaining to the approval of the Master Final Plat entitled, "Toll at Prasada, Phase 2 Master Plat", dated January 18, 2021, an approximately 383 acre property generally located on Peoria Avenue west of Cotton Lane - APPROVED**

City Planner, Robert Kuhfuss gave a powerpoint presentation on this item.

Mayor Hall asked if this is part of the golf course area.

Mr. Kuhfuss - Part is tracks for the golf course and future development.

Vice Mayor Duffy - Does this put in the process of Cactus Road being done?

Mr. Kuhfuss - I don't have an answer for you this evening.

Mayor Hall - Eventually they are improving Cotton Lane, correct? I will research this and get back to you.

Council Member Remley - Could you show us what this Master Plat looks like?

Mr. Kuhfuss showed a map outlining the area.

Vice Mayor Duffy made the motion to approve Master Final Plat Toll at Prasada phase 2 Master Plan. Council Member Hastings seconded the motion. Seven yes votes, motion carried.

**13. Consideration and action pertaining to the Valk Properties Two LLC application for the Original Town Site Incentive Program to pay for the building permit, building plan review, and development impact fees in the amount of \$143,295.57 relating to the construction of Platinum Storage, generally located within the Original Town Site south of Bell Road and west of El Mirage Road - APPROVED**

Council Member Hastings - we are going to use \$150,000. tax dollars to incentivize a storage facility to Surprise, what is this?

Community Development Director Boyd - Commented that we have certain criteria to meet for this funding. We can certainly bring an item back to examine this ordinance, but as it stands tonight, this particular item meets the criteria for the Original Townsite. He further commented that this is a reimbursement.

Council Member Hastings - This is not what we should be doing, this is a mistake.

Council Member Remley - Our Council passed the Original Townsite Revitalization Overlay which contained incentives to bring the OTS back to shape and commercial developments were reimbursable by the Council. This was approved by the Council.

Council Member Remley asked if the fees were paid already.

Mr. Boyd - Yes correct.

Council Member Judd - I agree with Council Member Hastings, we have 4 or 5 storage facilities going up here, it is not a great use of our land, I despise paying the taxpayers dollars to fund this? Do we have to vote on this? Can I vote no?

Council Member Cline made the motion to recess the Regular City Council Meeting and enter into E-Session at 6:22 PM, the Regular City Council Meeting reconvened meeting at 6:40 p.m.

Mr. Boyd gave a clear explanation that this is an administrative function and the applicant met all of the criteria for the incentive program.

Taylor Earl, Earl and Curley Law Firm, confirmed that the business will have meeting space and will be available to the public to rent.

Council Member Judd - Clarification that we as a body can only look at if they are a qualifying project? I would like to look at changing this ordinance.

Council Member Cline made the motion to approve the request for the reimbursement to the Valk Properties LLC for the Original Townsite Incentive Program to pay for the building permit, building plan review, and development impact fees in the amount of \$143,295.57. Council Member Remley seconded the motion. Six yes votes, one no vote (Hastings), motion carried.

### **Other Business and Future Agenda Items**

Council Member Judd - review our sign ordinance (A-frame), 2nd Council Member Winters

Council Member Remley - OTS Incentive Plan discussion at a Work Session, 2nd Council Member Judd

### **City Council Reports**

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

Council Member Cline - Council Conversation - thanked staff for their assistance with the Resource Center, Commission Subcommittee meeting regarding interviews, 5 hour training and Bell West Ranch event.

Council Member Winters - No report

Council Member Judd - White Tanks Conservancy making progress moving forward; Meet and Greet this Saturday at Spencer's Place.

Council Member Hastings - Council Conversations with Mike Gent on Recycling Program; Ribbon Cuttings; Greater Phoenix Council Meeting; Chef Peter's tomorrow handing out meals; Meet and Greet next Saturday at Chef Peter's Bistro.

Council Member Remley - attended ribbon cutting embroidery company; complimented our facilities department for keeping our city hall courtyard fountains kept up.

Vice Mayor Duffy - Meet and Greet at Spencer's Place; thanks to the Recreation Dept., last game of flag football; Happy Birthday to my mother today, and sister

[tomorrow.](#)

[Mayor Hall - March 15th schedule appointments to have hazardous waste picked up from their homes, call Public Works Department.](#)

## **Executive Session**

## **Adjournment**

Council Member Cline made the motion to adjourn the Regular City Council Meeting of March 2, 2021 at 6:59 PM. Council Member Winters seconded the motion. Seven yes votes, motion carried.

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Skip Hall, Mayor

## **ATTEST:**

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Sherry Ann Aguilar, City Clerk, MMC

## **CERTIFICATION:**

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

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Sherry Ann Aguilar, City Clerk, MMC