



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

Tuesday, April 16, 2019 @ 6:00PM

A. Call To Order

[Mayor Hall called the Regular City Council Meeting to order at 6:00 p.m.](#)

B. Roll Call

Mayor Hall called the Regular City Council Meeting to order at 06:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, April 16, 2019. Also in attendance with Mayor Hall were Vice Mayor Winters, Council Member Hayden, Council Member Judd, Council Member Duffy, Council Member Sanders and Council Member Remley.

Staff Present:

City Manager, Michael Frazier, City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

C. Pledge of Allegiance

[Kingswood Elementary students led the pledge \(PBIS Team\).](#)

D. Proclamation and Community Acknowledgements

E. City Manager Report

[Youth Services Coordinator, Mike Cassidy introduced the students from Kingswood Elementary School from the PBIS Team.](#)

[City Manager Frazier - Introduced youth for brief presentation on youth events coming up.](#)

[Veteran's Bridge Presentation - April 26th at 1:00 PM to rename the bridge at Grand and Bell Road.](#)

[Eric Fitzer's last official day is this Friday, we wish him the very best.](#)

1. The city will host an event on April 26, 1 p.m., to celebrate naming the bridge at Bell Road and Grand Avenue the "Veterans' Bridge." The public and dignitaries will be invited to attend. This presentation will serve as an update on location selection and other details as assembled to date.

F. City Clerk Report

G. Call To The Public

CONSENT AGENDA:

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

H. Regular City Council Meeting Agenda

1. Consideration and action pertaining to amending the Fiscal Year 2019 budget by reallocating appropriations of \$206,400 in the Neighborhood Revitalization Fund, Community Development Block Grant to properly align program funding with expenditures and to amend the Fiscal Year 2019 Capital and Operating list of items over \$50,000 by increasing the 2018-19 CDBG Grant item to \$873,600; Resolution #2019-40 - APPROVED

. Consideration and action pertaining to amending the Fiscal Year 2019 budget by reallocating appropriations in the amount of \$13,600 within the General Fund from Supplies and Part-time Employees Wages for Planning Consultant Services associated with updating the Surprise Unified Development code; Resolution # 2019-39 - APPROVED

3. Consideration and action pertaining to approval of a Final Plat entitled, "Rancho Trugold" dated March 7, 2019, an approximately 77 acre property generally located along Sweetwater Avenue alignment between Cotton Lane and 175th Avenue - APPROVED

4. Consideration and action pertaining to the grant of an Utility Easement to APS in the vicinity of Civic Center Plaza for the purpose of Servicing Ottawa University - APPROVED

5. Consideration and action to approve a request by David Lindsley, Agent for a Series 12 Restaurant license for Bonfire Craft Kitchen and Tap House located at 15332 W. Bell Road, Suites 101 & 102, Surprise, AZ 85374 - APPROVED

6. Consideration and action to approve a request by Andrea Lewkowitz, Agent for a Series 12 Restaurant Interim permit/New License for Carrabba's Italian Grill #5306, located at 14043 W. Bell Road, Surprise, AZ. 85374 - APPROVED

7. Consideration and action on the Regular Work Session and Regular Council Meeting Minutes for April 2, 2019 - APPROVED

REGULAR AGENDA ITEM - PUBLIC HEARING:

9. Consideration and action pertaining to the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2019-2020 - APPROVED

Adam Lane, Neighborhood Services Supervisor gave a brief presentation on this item.

Council Member Sanders - How are allocations determined?

Mr. Lane - The formula is through HUD.

Council Member Judd - This is federal grant money, correct?

Mr. Lane - Grants for Charities, there are some great charities on here but some I don't recognize, can you give us some examples of what will be done with this money.

Council Member Remley - CASS, last year did we get benefits form the money that we gave them and this year, what are the proposed benefits we will receive?

Seth Dyson gave an explanation of the funding and benefits.

Council Member Remley - What I am hearing is that whenever we want to send someone to CASS, they don't have beds available.

Vice Mayor Winters - On the formula you use, how much weight is put on the outcome as far as the organization is in Surprise?

Mr. Lane - it is based on the most benefit for our residents.

Vice Mayor Winters - What is Bloom 365?

Mr. Dyson - explained the organization.

Youth Council Member commented on Bloom 365. Mainly focus on teen dating violence and assault. Also teach teens healthy ways to cope with this. She asked, What was determined to not allocate funds for Bloom 365?

Youth Council Member - asked for future plans, would they be available to apply again next year? Yes they can apply again.

No public comments were made.

Council Member Judd made the motion to approve the Community Development Block Grant Program Annual Action Plan for Program year 2019-2020. Vice Mayor Winters seconded the motion. Seven yes votes, motion carried.

8. A public hearing pertaining to proposed Development Impact Fees.

Assistant Finance Director, Holly Osborn gave a brief presentation on this item.

No public comments were made.

10. Consideration and action pertaining to approval of the Ryder Ranch Rezone of approximately 38.56 acres of Residential Ranch (R) generally located on the southwest corner of Cotton Lane and Sweetwater Avenue to 20.65 acres of Medium Density Residential (RM-6) and 17.91 acres Medium Density Residential (RM-9) with a PUD Overlay; Ordinance # 2019-10 - APPROVED

City Planner, Hobart Wingard gave a brief powerpoint presentation on this item.

Council Member Judd - Density and pool requirement, asked for clarification on zoning, on street parking questions, open space.

Vice Mayor Winters - Slide to show entrances, what is the red arrow for?

Mr. Wingard - A road to connect to the adjacent community when completed.

Council Member Duffy - Is this the same zoning that was for Magnolia?

Mr. Wingard - Yes correct.

Council Member Duffy - We need to look at the swimming pool, maybe not add this? Would they even want it with only 145 lots? Might detour people from buying.

Dakota - Traffic with school, how will the traffic be addressed? How you truly plan to reduce the backup traffic with the new community and the school?

Mr. Wingard gave an explanation.

Public Comments:

Ed Hanzel - Ryder Ranch has a nice feel to it, but because it's close to the school, if there are 147 family homes, 10% seniors, that leaves 133 families with children, 1.9 children per family. Roughly 253 children in the community. 26% of these families are teens, you will have approx. 65 teens in the community. I saw on the map there is a half basketball court for 65 teens. What will the other teens be doing?

Council Member Duffy made the motion to approve Ordinance 2019-10. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

11. Consideration and action pertaining to approval of the Preliminary Plat entitled, "Preliminary Plat for Ryder Ranch Subdivision," dated March 15, 2019, a property generally located on the southwest corner of Cotton Lane and Sweetwater Avenue - APPROVED

City Planner, Hobart Wingard gave a brief presentation on this item.

Council Member Duffy - Thank the developer for adding 3 accesses in and out of the development.

No public comments were made.

Council Member Duffy made the motion to approve the Preliminary Plat for Ryder Ranch Subdivision. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

12. Consideration and action pertaining to approval of the Cactus and 175th Rezone from approximately 41 acres of "Residential Ranch" and High Density Residential to Medium Density Residential ("RM-6") with a PUD Overlay; Ordinance # 2019-09 - APPROVED

Council Member Duffy made the motion to approve Ordinance 2019-09. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

13. Consideration and action pertaining to approval of the Preliminary Plat entitled "175th Avenue & Cactus Road," dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue - APPROVED

City Planner, Hobart Wingard gave a brief powerpoint presentation on this item.

Council Member Judd - Questioned the setbacks, removing the pool, what are we doing to build community here? Why can't they do the sport court?

Mr. Wingard - Mostly because of retention requirements. 27% open space.

No public comments were made.

Council Member Duffy made the motion to approve the Preliminary Plat for 175th Avenue and Cactus Road. Vice Mayor Winters seconded the motion. Seven yes votes, motion carried.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

14. Presentation and discussion pertaining to the Resort Feasibility Study - NO ACTION

Sports & Tourism Director, Kendra Pettis opened the presentation on the Resort Feasibility Study.

Director CBRE, Mike Baker continued the presentation on the Feasibility Study. A few locations would be considered; City Center; Loop 303 Corridor; White Tanks Mountains. At the present time there is not enough critical mass to attract groups, our recommendation now is to not recommend a resort at this time.

Sampling of full service hotel amenities were discussed.

Projected performance of the competitive supply.

Council Member Sanders - What is feasible in your opinion based on your analysis?

Consultant, Mike Baker - The Hilton Garden Inn is now opened, cheaper to build, cheaper to operate. That was clearly feasible.

Vice Mayor Winters - Disappointed that a full service hotel is not warranted at this time.

Council Member Remley - Identify a need for additional hotel rooms, it seems like the study only focused on full service hotels, is there a demand for limited service hotels?

Council Member Remley - Would an entertainment facility help?

Council Member Judd - What would it cost to build something like this? Not construction experts, but we ballpark at \$61 million dollars.

Council Member Judd - Kendra, do we have any way to know what the economic impact would be if we had this?

Council Member Duffy - It sounds like you are saying it's possible, but it seems like we are giving you a hard time, you did your job and thank you.

[Mayor Hall - I was wondering why you didn't bring up the F-35 in your study? It is creating incredible economic impact.](#)

[Mayor Hall - Did you tell us baseball created a lot more room nights than Tennis tournaments? Where did this come from?](#)

[Mayor Hall - Did you include the meeting room and FN&B? That should be separated, stand alone profit center. There is a huge meeting room demand in Surprise. This is kind of disappointing to me.](#)

I. Other Business and Future Agenda Items

J. City Council Reports

[Vice Mayor Winters - Saturday night, picnic for the Deaf Community at Veramonte Park.](#)

[Mayor Hall - Taste of Surprise, great event; City Center Meeting, most active engaged group we have had so far. Great feedback. Eggstravaganza, Kansas City practice fields. Art installation, April 23rd - 6:00 p.m. to 8:00 p.m. Veteran's Bridge Ceremony coming up.](#)

Council Member Judd made the motion to recess the Regular City Council Meeting and enter into executive session at 7:56 PM. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

K. Executive Session

15. Consideration and action to enter into executive session for the purpose of discussion or consultation with attorneys in order to receive legal advice and consider Council's position regarding contemplated litigation pursuant to ARS 38-431.03(A)(3) and (4). Â

16. Consideration and action to enter into executive session for the purpose of discussion, consultation, and to provide instruction regarding the Council's position regarding Â chamber of commerce contract(s) pursuant to A.R.S. 38-431.03(A)(4) and (7).

17. Consideration and action to enter into executive session for the purpose of discussion or consultation with the City Attorney for legal advice pertaining to claims management pursuant to ARS 38-431.03(A)(3).

L. Adjournment

Council Member Judd made the motion to adjourn the Regular City Council Meeting of April 16, 2019 at 9:34 PM. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, April 16, 2019.**

Sherry Ann Aguilar, City Clerk, MMC