

**City of Surprise  
Special City Council Meeting  
Tuesday, October 11, 2022  
Wickenburg Country Club  
1420 N. Country Club Drive  
Wickenburg, AZ. 85390**

**Call To Order:**

Mayor Hall called the meeting to order at 9:00 a.m. at the Wickenburg Country Club located at 1420 N. Country Club Drive, Wickenburg, AZ. 85390 on Tuesday, October 11, 2022.

**Roll Call:**

Also in attendance with Mayor Hall were Vice-Mayor Alyson Cline; Councilmembers Jack Hastings, Ken Remley, Patrick Duffy, Roland Winters and Chris Judd.

**Staff in Attendance:**

City Manager Bob Wingenroth, DCM Tracy Montgomery, DCM Mike Gent and Management Analyst, Sr., Gloria Bianco-Dailey; Deputy City Attorney, Ellen VanRiper; Intergovernmental Relations Director, Jodi Tas; Assistant Economic Development Director, Mike Hoover and Strategic Planning & Growth Manager - Economic Development, Eric Fitzer; Parks and Recreation Director, Holly Osborn and City Clerk, Sherry Ann Aguilar.

Public In Attendance: Council Elect District 1- Nick Haney; Andy Cepon, Margaret Lieu, Larry Henley, and David Harding.

**Pledge of Allegiance:**

City Manager Report: City Manager, Bob Wingenroth outlined today's agenda for the Special City Council Retreat.

City Clerk Report – None.

Call to the Public – None.

**Special City Council Meeting Agenda:**

**Regular Agenda item:**

1. Discussion pertaining to City Council's development of primary goals and objectives for the Fiscal Year 2024 operating budget.

City Manager Bob Wingenroth started the discussion by explaining the layout of today's meeting and started off with an ice breaker for the group.

**Topics will include but are not limited to:**

**Legislative Update:**

Intergovernmental Director, Jodi Tas gave a legislative update by powerpoint presentation. The report covered the 2022 elections cycle, 2022 Legislative Session Recap of HB 2674 by-right zone, housing supply study committee, SB 1356/HB2685 – Prop 400E - Striker bill entered second to the last day, Governor vetoed.

Tax Bills – HB 2749 TPT, Prime contracting, tax base, Construction sales tax, Vehicle sales tax – out of state, HURF

SB1116 – Municipal Tax Exemption; residential rental tax – if this bill would have went through cities and towns collectively would have lost approximately \$220 million. Impact to Surprise would have been \$3.8 million.

HB 2787 – Maricopa County Split Bill – Still a possibility

Flat tax impact on municipal budgets

Discussion of changes to model city tax code and concerns about funding. Council expressed concerns and asked how we can help. Ms. Tas commented that this will be a ballot issue in November. Ms. Tas commented that if we lose the model city tax code and sales tax, we would lose approximately \$116 million dollars, 66%.

City Manager Wingenroth commented that we rely on the construction sales tax to pay for some of the projects being proposed in our Capital Budget requests coming up. He further asked what the plan is for the legislature. Ms. Tas commented most likely a Special Session of the legislature will be called after the General Election. Mr. Wingenroth further complimented Jodi on her efforts and expressed to Council that she is at the top for Intergov's in the valley.

City Manager Wingenroth opened with another ice breaker, what was your first car and would you trade what you have now for it?

The next topic:

**Parks and Recreation:**

Parks and recreation Director, Holly Osborn gave a powerpoint presentation on this item. Discussion included:

Current park inventory was reviewed by City Staff as part of the powerpoint presentation.

Councilmember Remley asked about the development agreement for Asante Park and funds the City has contributed. Are the funds reimbursable? Ms. Osborn gave the highlights and history of Asante Park. We have put a million dollars into the park for improvements of our own money due to drainage issues.

Councilmember Judd asked about the programming differences with Countryside vs. Asante. Ms. Osborn explained the difference between programmable vs. non-programmable parks, the difference includes lighting, restrooms, staffing, parking, etc.

Mayor Hall asked if we could require certain infrastructure of the parks before we accept them? Open space corridors were discussed. City Manager Wingenroth commented that currently there is no policy in place but we are working on this.

Councilmember Winters commented that the developers need to finish the parks that they promise, example Surprise Farms Park, the City had to finish and now maintain.

Councilmember Duffy asked can we send Asante the bill for the work that we have done? Holly, we spent \$500,000. To move and fix the equipment.

Mayor Hall commented that Veramonte park is along Litchfield Road, it is one of our gateways and we need to merchandise this. What are we doing to highlight this park?

Councilmember Judd would like to see us only accept parks that we can program. Would like to see a policy on these lines. Council consensus were all in in agreement.

City Manager Wingenroth commented that it sounds like Council consensus on having Public Works observe the proposed land prior to accepting, and to have clear direction in the agreements will be the direction of the Council.

### **The future of parks included:**

Where do we want to go?

Updating the Master Pan in 2023

Councilmember Judd commented that the City needs a big park, the bigger you go, the cheaper it is per acre. If we continue with smaller parks, we forget about planning for a larger park. I am more interested in long term planning, example the McMicken dam park.

Mayor Hall agrees, looking at our City, our growth is going out west, the observation/wildlife area is perfect for this type of park, next to the proposed park.

Mayor Hall also brought up land in Prasada for park possibilities, Mr. Fitzer commented there was a hand shake with the developer on a donation of land.

Councilmember Hastings commented that he likes the idea of a bigger pool and to become a sports and tourism destination, this turns heads and people will come out our way. Pickleball facility, revenue generator ideas.

Ms. Osborn reviewed the timeline for Paloma Park in Peoria as an example of how long this process could take.

City Manager Wingenroth commented that 7 years for planning a park is way too long, now is the time for planning for funding.

Councilmember Judd asked about police sub-station at the new park? Are we required to leave space for one? City Manager Wingenroth said that we don't need one there now but should hold space for future growth.

Councilmember Remley commented that it will cost a lot of money for a park, but having the property is a big savings.

Ms. Osborn commented that the water district wants to see a plan for the proposed pool and park.

Vice-Mayor Cline commented on parking, drainage issues.

City Manager Wingenroth commented that this is an active conversation and we have some great feedback, we will come back with a workshop on this item.

10 minute Break.

**The meeting was reconvened at 10:37 a.m.**

The meeting has been recorded up to this point, the remainder of the meeting was not recorded due to technical difficulties.

City Manager Wingenroth opened with another ice breaker – Where were you born?

Economic Development:

Discussion was led by Assistant Economic Development Director, Mike Hoover and Strategic Planning & Growth Manager, Eric Fitzer.

The powerpoint presentation topics included:

Assistant Economic Development Director, Mike Hoover led off the powerpoint and gave an overview of their findings as follows:

- Commercial Real Estate Profile
- Surprise Retail Attraction
- Current 303 Regional Retail Opportunities
- Surprise Top Properties Promoted

- Retail Vs. Multi-Family
- Employment

Strategic Planning & Growth Manager, Eric Fitzer reviewed the study findings of retail vs. multi-family.

303 Corridor – 35 miles long. The Surprise portion is designated for retail.

Mr. Hoover mentioned North Surprise, about 100 acres, south of Fry's off 163<sup>rd</sup> Avenue.

Councilmember Winters asked about a proposed truck stop at 303 and Grand Avenue. Mr. Hoover commented that there is nothing being presented or proposed at this time.

Councilmember Judd asked how did you come up with household spending that is listed on the report? It would be nice to see a chart for 5 to 10 year periods listed if possible.

Vice-Mayor Cline asked if we have a water usage plan in place?

Mayor Hall asked about long term commercial paybacks. We have sights that are not full time tenants. It isn't just commercial, you need access and visibility. We have some land that has neither, it's just going to sit there.

Councilmember Judd commented that every time a landowner or attorney comes to us, they swear the land is useless, it would be nice if we could figure this out ourselves.

Mayor Hall gave an example of the land behind Sun Village zoned commercial but the location is not desirable, he commented that it should be zoned as multi-family. The development Christopher Todd is full and I am not seeing any traffic or congestion problems for this area and I go there often. Going forward, we need more data outlining commercial designations.

Councilmember Hastings commented about rezones coming to us, we don't know how viable the area is, is there an economic development viable study that we could use?

Vice-Mayor Cline asked about the area along the 303, commercial visible to the 303, no need for housing along the freeway. Seeing the businesses makes more sense for visibility.

Mayor Hall commented that Surprise has some real opportunities for commercial developments along the 8 mile stretch of 303.

City Manager Wingenroth commented on tax and funding for City projects, it will depend on retail and commercial.

Mayor Hall asked what are our goals for employment?

Vice-Mayor Cline commented on remote employment and office meeting space.

Councilmember Remley commented that the last time we did a study we found that 95% of our residents drive somewhere else to work, we need to look at attracting more higher paying employment to keep our residents here.

Councilmember Judd asked about a property that is a 10 acre site for grocery, retail, can we divide this into smaller sites to add more businesses that the residents are looking for?

Vice-Mayor Cline mentioned in Sacramento having little shops, more opportunities for locals to shop, I would like this to be a consideration.

Councilmember Judd asked when we do our land planning, do we have a metric for comparison?

- **Land Acquisition Strategy & Implementation Program**

Deputy City Manager, Mike Gent gave an overview of a proposed strategy for land acquisition and asked for Council input.

Mr. Gent asked Council to review the paragraph in #1, to see if wording needs to be amended.

Mayor Hall asked if there is a threshold for selling property without going to the voters?

Deputy City Attorney VanRiper commented that the limit is if its over 1.5 million dollars in value, it would need to go to the voters.

Mayor Hall asked what about the ability to trade properties? Mr. Gent commented under Section "C".

Deputy City Manager Gent reviewed the Property Acquisition Priority Checklist handed out to Council for discussion.

Councilmember Judd commented that if we have a strict policy in place, why are we reviewing a checklist? Mr. Gent commented that the property discussed is just an example, there are many others to compare too.

Surprise resident, Larry Henley commented that he doesn't have a problem with acquiring properties. I think it's a good idea, if we make more money then this will bring our taxes down.

Lunch Break – 12:00 p.m.

**Reconvened at 12:36 p.m.**

Councilmember Winters had to leave the meeting at 12:30 p.m.

City Manager Wingenroth handed out a document that outlined future projects and projected timelines and including estimated costs.

Discussion took place about possible future bond election for projects on the list. Mr. Wingenroth asked Council to prioritize the projects on the list. Discussion took place for swapping of projects on the priority list:

Road projects at 163<sup>rd</sup> Avenue/Grand area are top priority.

- Mayor Hall asked to cut the development approval time in half
- Councilmember Judd – Joint Use Agreement along McMicken Dam
- Mayor Hall – Consider taking over flood control – Maricopa County
- Councilmember Hastings – bring back Curbside recycling
- Councilmember Remley – Public Transit – Laser focus on transportation, micro transit
  - Ridership as a metric
  - Failure is not an option
- Vice-Mayor Cline – Multi-Story/Use parking structure by Library and Aquatic Center – Revenue Bond, Multi-use – 1<sup>st</sup> level retail - Restaurant, possibly 2 lower levels, etc.
- Councilmember Hastings – More use out of tennis facility – increase use by 50%.
  - Programming for the tennis facility
  - Increase hotel/restaurant revenue
  - Tournament seating/lighting
  - Evaluate cost of revenue vs. advertising, etc.
- Mayor Hall asked for more City coverage from the media

City Manager Wingenroth thanked the Mayor and Council for today’s meeting and commented that a lot of helpful feedback and ideas were discussed today to give staff guidance.

Mayor Hall commented that if there is no other discussion, could I have a motion to adjourn.

Adjournment:

Councilmember Remley made the motion to adjourn the Special Council Meeting at 1:27 p.m. Seconded by Vice-Mayor Cline, 6 yes votes, 1 excused (Councilmember Winters left early), Motion carried.

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Mayor, Skip Hall

ATTEST:

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City Clerk, Sherry Ann Aguilar