



**CITY OF SURPRISE**  
**Regular City Council Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Tuesday, April 18, 2023 @ 6:00 PM  
**COUNCIL CHAMBERS**

**A. Call To Order**

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

**B. Roll Call**

**C. Pledge of Allegiance**

**D. Proclamation and Community Acknowledgements**

Fair Housing Month Proclamation

**E. City Manager Report**

**F. City Clerk Report**

|    |          |                                                                                                                                                  |                                          |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 1. | Internal | Consideration and action to appoint Stephen Gaddis to fill the vacancy on the City Audit Commission for the remainder of the term June 30, 2024. | None<br><br>Sherry Aguilar<br>City Clerk |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|

**G. Call To The Public**

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins. [Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)  
[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.  
The Call to the Public form is also available at the front counter.

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

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

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

**H. Regular City Council Meeting Agenda**

## CONSENT AGENDA:

- |     |            |                                                                                                                                                                                                                                                                            |                                                                                       |
|-----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 2.  | Internal   | Consideration and action to approve the Regular Work Session and Regular Council Meeting Minutes of April 4, 2023.                                                                                                                                                         | None<br>Sherry Aguilar<br>City Clerk                                                  |
| 3.  | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lots 1 and 3 of Replat of Lot 4 of Village at Prasada" and dated February 13, 2023, a property generally located south of Waddell Road and west of Prasada Parkway; Case FS22-1509. | None<br>Tanner Wessel<br>Community Development                                        |
| 4.  | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Final Re-Plat Toll at Prasada, Unit Q – Phase 3 – SF" and dated February 9, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-0974.    | Jessica Brinton<br>Community Development                                              |
| 5.  | District 1 | Consideration and action pertaining to approval of the Plat entitled, "Master Plat for Asante Planning Area 3" and dated March 1, 2023, a property generally located near Asante Boulevard and Pat Tillman Boulevard; Case FS22-1524.                                      | Jessica Brinton<br>Community Development                                              |
| 6.  | Citywide   | Consideration and action pertaining to approval of the Funding Agreement with the Maricopa County Community College District Foundation for career and technical education scholarships and program administration.                                                        | Seth Dyson<br>Donna Meuse<br>Jeanine Jerkovic<br>Kirsten Hall<br>Economic Development |
| 7.  | Citywide   | Consideration and action pertaining to approval of the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2023-2024.                                                                                                 | Adam Lane<br>Human Svcs and Comm Vitality                                             |
| 8.  | Citywide   | Consideration and action pertaining to approval of a Substantial Amendment to the City's Neighborhood Stabilization Program (NSP3) Action Plan to reallocate funding between approved activities.                                                                          | Adam Lane<br>Human Svcs and Comm Vitality                                             |
| 9.  | Citywide   | Consideration and action pertaining to approval of a Fiscal Year 2023 budget amendment moving budget authority in the amount of \$250,000 from Contingency to Project P17090 I.T. Space Remodel; Resolution #2023-40.                                                      | Information Technology                                                                |
| 10. | Citywide   | Consideration and action pertaining to approval of an Intergovernmental Agreement with the City of Phoenix authorizing support for a Foreign Trade Zone application for the Rinchem Company distribution facility located in Surprise; Resolution #2023-32.                | Economic Development                                                                  |
| 11. | Citywide   | Consideration and action pertaining to the First Amendment to Option and Lease Agreement with T-Mobile West Tower, LLC for a cell tower located at Surprise Stadium; Resolution #2023-44.                                                                                  | None<br>Kendra Pettis<br>Sports and Tourism                                           |

## REGULAR AGENDA ITEM - PUBLIC HEARING:

- |     |            |                                                                                                                                                            |                 |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 12. | District 1 | Consideration and action pertaining to a Major Planned Area Development ("PAD") Amendment to the North Copper Canyon (Austin Ranch) PAD, generally bounded | Trever Fleetham |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|



|                                           |                                        |                                                                                                                                                                                                           |                                            |
|-------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
|                                           |                                        | by Grand Avenue, Deer Valley Road, Norwich Drive, and 185 <sup>th</sup> Avenue; Ordinance #2023-09.                                                                                                       | Community Development                      |
| 13.                                       | Citywide                               | Consideration and action pertaining to the creation of a Library Advisory Commission; Ordinance #2023-10.                                                                                                 | Arts, Culture & Library Department         |
| REGULAR AGENDA ITEM - NON-PUBLIC HEARING: |                                        |                                                                                                                                                                                                           |                                            |
| 14.                                       | Citywide                               | Presentation and discussion pertaining to the 2017 General Obligation ("G.O.") Bond Update.                                                                                                               | None<br><br>Andrea Davis<br>Finance        |
| 15.                                       | Citywide                               | Consideration and action pertaining to an update on Sober Living Homes, including approval of an amendment to the Surprise Municipal Code establishing short-term rental regulations; Ordinance #2023-13. | Tracy Montgomery<br>Community Development  |
| 16.                                       | Internal                               | Consideration and action pertaining to candidates for appointment to the position of City Clerk.                                                                                                          | None<br><br>Donna Meuse<br>Human Resources |
| I.                                        | Other Business and Future Agenda Items |                                                                                                                                                                                                           |                                            |
| J.                                        | City Council Reports                   |                                                                                                                                                                                                           |                                            |
| K.                                        | Executive Session                      |                                                                                                                                                                                                           |                                            |
| 17.                                       | Citywide                               | Consideration and action to recess into executive session to discuss and consider final candidates for appointment to the position of City Clerk pursuant to A.R.S. 38431.03(A)(1).                       | None<br><br>Donna Meuse<br>Human Resources |

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

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information

except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

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

L. Adjournment

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, April 13, 2023 @ 9:00 AM

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



**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 18, 2023  
Submitting Department: City Clerk  
Staff Recommendations:

Contact Person:  
District: Internal

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

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**Agenda Wording:**

Invocation

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**Motion:**

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 18, 2023

Contact Person: Seth Dyson, DIRECTOR - HSCV,  
Deborah Perry, ASSISTANT DIRECTOR

Submitting Department: City Manager Office  
Staff Recommendations:

District: Citywide

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

**Agenda Wording:**

Fair Housing Month Proclamation

**Motion:**

**Background:**

**Objective Analysis:**

**Policy Compliant:**

**Financial Impact:**

**Budget Impact:**

**FTE Impact:**

**ATTACHMENTS:**



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk  
District: Internal

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

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### **Agenda Wording:**

Consideration and action to appoint Stephen Gaddis to fill the vacancy on the City Audit Commission for the remainder of the term June 30, 2024.

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### **Motion:**

I move to appoint Stephen Gaddis to fill the vacancy on the City Audit Commission for the remainder of the term June 30, 2024.

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### **Background:**

## **Sec. 2-296. - Member selection and replacement process.**

The following process will apply to all openings or vacancies for appointment to a public body, unless otherwise indicated in the ordinance or resolution creating the body:

(a)

*Application process.*

(1)

Upon notice of a vacancy, the city clerk will promptly notify the nominations committee chair, and post all vacancies on the city website. Vacancies will also be posted at all designated posting locations, no later than three business days after a vacancy is created and continue such posting until the position is filled.

(2)

The city clerk will maintain and distribute applications to all persons interested in being a member of a public body.

(3)

All persons, including current members seeking reappointment, interested in becoming a member of a public body must submit an application to the city clerk's office. Only applications received by the city clerk's office may be considered for body vacancies. Members with expiring terms who submit a timely application will automatically be nominated for reappointment unless the nominations

committee decides to open the reappointment process to competition. Notice of the nomination committee's decision will be provided to the member no less than ten business days after referral by the city clerk. The committee's decision is final and may be with or without cause.

(4)

All applications will be accepted on an open rolling basis and will be maintained as an active application for four years.

(b)

*Boards and commissions nominations committee.*

(1)

The mayor will designate one city council member to serve as the chair of the nominations committee, who will serve on an ongoing basis until such time as the mayor makes a new designation.

(2)

The chair will select two additional city council members to serve on the nominations committee. At the discretion of the chair, the chair or designee of the respective public body may also serve on the nominations committee.

(3)

The nominations committee will interview all qualified applicants. All applicants will be asked the same questions in order to ensure that a fair assessment can be made of each applicant; however, additional questions may be asked for purposes of clarification after the standard questions have been asked.

(4)

The committee will submit the names of qualified applicants selected for nomination to a public body to the city clerk on an agenda action form. The committee, in its sole discretion, may submit the name of a qualified applicant who has completed the application process through interview, for any subsequent vacancy occurring within ninety days of the applicant's interview. In the event the committee exercises this discretion, the application process set forth in this section is waived.

(5)

The committee shall investigate and resolve, short of removal, any allegation of nonfeasance or malfeasance against a public body member. In the event the committee is unable to satisfactorily resolve the matter, or because of the severity of the substantiated conduct, the committee concludes removal is appropriate, the committee shall submit a report including findings and conclusions and a recommendation to city council for consideration and action. In administering this provision, the committee's actions should be progressive, from least punitive to the most punitive measure.

(c)

*Appointment.*

(1)

The city clerk will place the nomination for appointment on the agenda for the next available regular city council meeting and provide the nominees with the date, time, location and any other appropriate information regarding the city council meeting at which their possible appointment will be discussed.

(2)

Appointment of any nominee requires an affirmative vote by a majority of city council in attendance at a properly noticed city council meeting.

(3)

The city clerk will swear in all newly appointed members prior to acting in the capacity as a body member.

(Ord. No. 2014-14, § 5(Exh. A), 11-23-2014; Ord. No. 2018-11, § 1, 8-7-18)

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. gaddis appl\_Redacted
-



RECEIVED  
1/27/23  
C. Estur/bo C 1:15p

**APPOINTMENT APPLICATION FOR ALL  
SURPRISE COMMISSIONS**

**(Per City Code, All applicants must reside in the City of Surprise)**

Name: Stephen Gaddis

Address:

Phone:

E-mail:

Year(s) you have resided in the City of Surprise? : 6 years

Board/Commission(s) you are applying for?

Audit Committee

Education: Juris doctor, University of Washington 1970  
Judicial College, Nat'l Ind College, Reno, NV 1971

**EMPLOYMENT BACKGROUND:**

Present Employer/Position: Retired, Former judge for King County  
Superior Court, Seattle, 26 years; Mediator & Arbitrator

Previous Employer(s)/Position (Last 5 Years): Served Audit Comm for court;

Chair Sun Village Financial Comm; Informal audits of  
guardianship, probate, trusts of 1 Billion \$/per year

**(Continued on Reverse Side)**



**Special Qualifications** (Include list of Surprise activities or organizations you have participated in and dates):

Chair of Service Finance Committee  
3 years; Budget Committee; Risk management

**Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s):**

Applicant for lock box volunteer service

**Statement as to why you want to serve as a Commission Member for the City of Surprise:**

I am retired and would like to payback  
this lovely, well managed city. We love  
living here and working with the city  
government and its excellent leadership.

I am well-experienced with budgets, spreadsheets

Excel and financial presentations (and  
risk management),

I, Stephen M Gaddis certify that to the best of my know-  
ledge, all information given herewith is true and correct. I understand that any  
falsification or misrepresentation of facts will be cause for dismissal from the  
position if I am appointed by the City Council.



**Applicant's Signature**

**Please return to:**

City Clerk's Office – 16000 N. Civic Center Plaza, Surprise, AZ. 85374, or email to:  
[clerk@surpriseaz.gov](mailto:clerk@surpriseaz.gov)

Please note that applications are accepted on an open rolling basis and shall be maintained as an  
active application for future vacancies.

## **STEPHEN M. GADDIS**

**Stephen Gaddis** --King County Superior Court (Seattle) over 25 years, retiring in 2005. Teacher at the Washington State Judicial College and Seattle University School of Law.

### **Audit & Financial Experience**

- Judicial financial reviews of Trust, Guardianship, and Probate Estates – limited audits of 2,000+ estates/year, aggregating over 1B in assets/year
- Supervised Court Financial Fiduciary Delinquency Calendars
- Audit Committee Member – King County Superior Court
- Treasurer, Board member – Three HOAs & Sun Village Lions Club
- Treasurer, Board Member – Int'l Assoc. of Family & Conciliation Courts
- Finance Committee Chair, Board Member -- Sun Village Community Association

### **Teacher of Fiduciaries**

- Ethics Committee Chair -- Washington State Supreme Court Certified Professional Guardian Board
- Washington State Guardian Manual -- Editor and author
- Fiduciary Practices, Probate Policy Manual – Editor and author
- Washington State Judicial College – Board of Trustees and faculty
- FirstService Residential – Faculty on fiduciary practices board trainings

### **Public Recognition**

- WSBA Family Law Section “Outstanding Judge” award
- Superior Court Judge – Appointed by Governor Booth Gardner
- Featured Professional – Seattle-King County Bar, NW Mediation Assoc.
- Who’s Who List of World Class Business Leaders
- “Quiet Hero Award” – designee by King County Bar Association

### **Educational Background**

- University of Washington -- Bachelor of Arts Degree, 1967
- University of Washington, School of Law – Juris Doctor Degree, 1970
- National Judicial College and Washington State Judicial College, 1982

### **Professional Board & Committee Service**

- King County Bar Association – Trustee
- Washington State Bar Association, King County Bar Association (KCBA) Family Law Sections – Chair, Executive Committee member
- King County Superior Court Family Law Committee, *Ex Parte* and Probate, Audit, Volunteer Programs and Juvenile Court Committees

### **Community Service**

- Co-founder -- Northwest Mediation Service
- Co-founder – Seattle Lay Advocate Program
- Board Member -- Puget Sound Big Sisters
- Treasurer, Board Member -- Village on Main Street HOA
- Treasurer, Board Member -- Greenbrook Park HOA
- Board Member -- Village on James Street HOA
- President, Treasurer, Board Member -- Surprise Sun Village Lions Club
- Finance Chair, Board Member -- Sun Village Community Association



**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 18, 2023  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk  
District: Internal

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

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**Agenda Wording:**

Consideration and action to approve the Regular Work Session and Regular Council Meeting Minutes of April 4, 2023.

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**Motion:**

I move to approve the Regular Work Session and Regular Council Meeting Minutes of April 4, 2023.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 040423 Workshop Minutes
  2. 040423 Voting Minutes
-



**CITY OF SURPRISE**  
**Regular Council Work Session**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**

**Tuesday, April 4, 2023 @ 4:30 PM**  
**COUNCIL CHAMBERS**

- A. Call To Order  
Mayor Hall called the meeting to order at 4:30 PM.
- B. Roll Call  
In attendance with Mayor Hall were Vice-Mayor Judd and Councilmembers Nick Haney, Alyson Cline, Patrick Duffy, Ken Remley, and Jack Hastings.
- C. Pledge of Allegiance  
Mayor Hall led the Pledge of Allegiance.
- D. Proclamation and Community Acknowledgements
- E. City Manager Report
- F. City Clerk Report
- G. Call To The Public
- 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 of City of Surprise Economic Development. | None                                        |
|             |                                                                                               | Jeanine Jerkovic<br>Economic<br>Development |

Economic Development Director Jeanine Jerkovic have a presentation about the Surprise Economic Development Update and Retail Leakage. She presented the following: a recap of the October retreat, workforce is the driver, retail status, land use & 2040 Vision, Retail Demand Analysis, and Land use case study. She remarked about the growth of the city in a short amount of time.

Mayor Hall asked what was the short-term benefits and if it included rental tax? Jeanine said it was actually on the construction side. He asked what goes into the 10 to 1 on the long term? Jeanine said the multifamily steadies out for the long term with economic behavior.

Jeanine said that suburban communities have been doing very well. She then listed the talent base of the city workforce. She then talked about the retail status of the City. She said that the

City was in a "catch up" mode with other cities in the region. She said 50 square feet per person as standard. She then compared our land use to the rest of Maricopa County. She talked about the amount of land needed to grow the retail portion of the city. She said we need to be more intentional with where we want to put this in the future. She then shared information about Retail Leakage within the city. Jeanine listed the top retail categories in the City. She categorized the differences between the areas within the City. She remarked about the potential of growth Grand Avenue. She went over the different land use possibilities to consider. She went over the pros and cons of different development possibilities. She stated that the workforce is the driving force for making a quality environment.

Councilmember Haney asked if there was a major leakage problem north of the 303? He said that the Frys is the talk of the area and wondered if the leakage in that area could be corrected with future commercial properties? Jeanine said that there is a leakage issue and that there is an opportunity to correct that with opportunities to build commercial developments that would make the workforce happy.

Mayor Hall asked about the hierarchy of development, access and visibility. He said that if we have commercial property that doesn't have either of those, then it's going to be developed later in the game. He said that developers won't buy land that caters to those concerns. He cautioned about future development that neglected that. He wants to see an inventory of the property in North Surprise that has those features. He said that the state land near North Surprise was a time hindrance but a consideration. He said that the land south of bell would have an impact of any leakage as well. He said we need to be careful of the development we do there. He talked about the future growth happening on the northside of Grand and asked why we couldn't get developers out there? Councilmember Haney talked about the excitement of people who showed up to the Fry's opening. Mayor Hall asked where the commercial development in North Surprise is right now? And what could fill that retail demand? Attorney Robert Wingo said that we could incentivize different uses for the land we control.

Councilmember Remley talked about the differences with Maricopa County and the City. He talked about the use of office space within the City. He asked with the development we've been having if there is more interest being shown to City Hall area. Scott Phillips said that offices are a strained situation due to Covid. He said that there are practically no vacancies within the City. He said our goal is to make a "Class A" project. He said we're not at the point where the demand is there yet for attorneys' offices. Councilmember Remeley said that the type of tenants within a legal office are relatively high-income individuals, who would be good for the City. Councilmember Remely then asked if we could have a conversation about the mix use of properties? He then talked about the economics of growth.

Vice-Mayor Judd asked where healthcare was on the list of land use? Jeanine said it could be under different categories. He then asked what the data actually means to the residents? Retail leakage means residents are leaving Surprise to buy elsewhere. He said that if the City is able to meet the leakage needs, it means a potential tax revenue that the City could use and better serve our residents.

Councilmember Cline talked about Retail Leakage. She then talked about healthcare within the City and the number of opportunities within the City. She said that it would be fun to see where we've grown in those areas in the future. She talked about making sure our residents know about commercial opportunities within the city.

- |    |          |                                                                                                                                                                                            |                       |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 2. | Citywide | Presentation and discussion pertaining to the City of Surprise's participation in the Arizona Division of Occupational Safety and Health (ADOSH) Public Entity Partnership Program (PEPP). | Robert Wingo<br>Legal |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

City Attorney Robert Wingo introduced the presenters, Brandon Stoval, Digger Oster, and Michelle Castiagno; He gave a brief overview of the topic.

Brandon Stoval gave a presentation about the ADOSH and PEPP participation. He talked about the mission, consultation, and the history of ADOSH. He talked about what PEPP was and the accomplishments and benefits of the program. He gave Yuma as an example of the violations they identified and the quantifiable savings they made for that city. He went on to detail what they were going to do for the City. He listed all their other partners who have used their program.

Digger Oster talked about the goals they established. Improve best practices, increase training, and communication. Increase overall safety and health management within the city.

- |    |          |                                                                                                                                |                                                                 |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 3. | Citywide | Presentation and discussion pertaining to the Veterans, Disability & Human Services Commission Community Legend Award program. | None<br><br>Danielle Osborne<br>Human Svcs and<br>Comm Vitality |
|----|----------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|

HSCV Administrator Danielle Osborn introduced the presentation for the Community Legend Award Program. Stephan Hansel, the Vice Chair of the committee, came to talk about the program as well. He said that this is a great opportunity to recognize those who have gone above and beyond who have contributed to the city in a positive way. He went over the nomination process and criteria. He talked about how they would honor the recipients of the award.

Councilmember Cline asked if they would be working with the communications department to get something out into the local papers? Stephan said they were already.

Councilmember Duffy wanted to ask about incomplete forms, and asked if they would be contacting any incomplete applications to make sure they meet the criteria? Stephan said they would make all efforts.

Mayor hall asked for clarification about self nominations. Stephen said they are prohibited.

- 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

Councilmember Cline made a motion to adjourn, Councilmember Hastings seconded the motion. The motion passed and the meeting adjourned at 5:45 PM.

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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 Work Session of **Tuesday, April 4, 2023.**

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Sherry Ann Aguilar, City Clerk, MMC



**CITY OF SURPRISE**  
**Regular City Council Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Tuesday, April 4, 2023 @ 6:00 PM  
**COUNCIL CHAMBERS**

A. Call To Order

Mayor Hall called the Regular Council Meeting of Tuesday, April 4, 2023 to order at 6:03 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

The Invocation was led by Pastor, Don Aldana

B. Roll Call

In attendance with Mayor Hall were Vice-Mayor Chris Judd, Councilmembers Jack Hastings, Ken Remley, Patrick Duffy, Aly Cline, and Nicholas Haney.

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

**National Community Development Week Proclamation**

Mayor Hall presented the proclamation.

**Bookmark Contest Award Ceremony presented by Friends of the Surprise Libraries**

Mayor Hall talked about the bookmark contest. Councilmember Cline, and Michelle Simpson presented the winners. Chloe Esquera honorable mention for 6th grade. Akisha Penelosa honorable mention for 7th grade. Isabella Jordan was Honorable mention for 8th grade. Eden Immerman for 6th grade won first prize. Tammy Wilson won first place for 7th grade. Kyree Hudson won first place for 8th grade. Olivia Long won the mayor's choice.

E. City Manager Report

The Youth Council Members on the Dias were:

Camila Bassoco - 10th grade, Dysart High School

Maisey Donick - 8th grade, Paradise Honors Middle School

1. **Recognition of the Ottawa University's Men's Basketball and Women's Wrestling Teams**

City Manager Wigenroth recognized the Ottawa University Men's Basketball Team and Women's Wrestling Team. Assistant director Mike Hoover along with Coach Matt Killee, Coach Cruise, and Coach Amada introduced the teams.

F. City Clerk Report

G. Call To The Public

Eva Jane, a Surprise Resident, with the Mass Liberation group, came in opposition to April Sponsel to train the Police Department.

Vanessa DiCarlo, a Surprise Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Benjamin Lewis, a Surprise Resident, came in opposition to April Sponsel to train the Police Department.



Patricia Pagliuca, a Phoenix Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Aneisa Groves, a Mesa Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Petra Morrison, a Surprise Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Helen Mendizabal, a Phoenix Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Karen Olson, a Phoenix Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Kerin Price, a Phoenix Resident, and a former Surprise resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Aaron Evans, a Peoria Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Russell Facente, a Phoenix Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

Sushil Rao, a Piipaash Territory Resident, with the Mass Liberation Group, came in opposition to April Sponsel to train the Police Department.

#### H. Regular City Council Meeting Agenda

##### CONSENT AGENDA:

Councilmember Hastings moved to approve the Consent Agenda Items, Vice-Mayor Judd seconded the motion. The motion passed unanimously.

- |    |            |                                                                                                                                                                                                                                                          |                                        |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 2. | Citywide   | Consideration and action to approve minutes for the Regular Work Session and Regular Council Meeting of Tuesday, March 21, 2023.                                                                                                                         | Sherry Aguilar<br>City Clerk           |
| 3. | District 4 | Consideration and action to approve a request by Melissa Piazza for a Series 07 (Beer and Wine Bar) Liquor License for <b>Coyote Lakes Golf Club</b> located at 18800 N Coyote Lakes Parkway, Surprise, AZ 85374.                                        | Sherry Aguilar<br>City Clerk           |
| 4. | District 4 | Consideration and action to approve a request by Melissa Piazza for a Series 12 (Restaurant) Liquor License for <b>Coyote Lakes Golf Club</b> located at 18800 N Coyote Lakes Parkway, Surprise, AZ 85374.                                               | Sherry Aguilar<br>City Clerk           |
| 5. | Citywide   | Consideration and action approving amendments to the City's Investment Policy; Resolution #2023-33.                                                                                                                                                      | Andrea Davis<br>Finance                |
| 6. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Final Re-Plat Toll at Prasada, Unit L – Phase 3" and dated January 24, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-1057. | Tanner Wessel<br>Community Development |

|     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |
|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 7.  | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Toll at Prasada, Phase II Unit P Lot 631 & Tract A" and dated February 06, 2023, a property located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-1161.                                                                                                                                                                                                                                                                                                                                                                                                        | Tanner Wessel<br>Community Development     |
| 8.  | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Anderson Acres" and dated January 30, 2023, a property generally located south of Jomax Road and east of 239 <sup>th</sup> Avenue; Case FS22-1353.                                                                                                                                                                                                                                                                                                                                                                                                                                     | Tanner Wessel<br>Community Development     |
| 9.  | District 6 | Consideration and action pertaining to approval of the Final Plat entitled, "Re-Plat of Lots 1A, 1B, and 2A of Stampede Junction" and dated February 15, 2023, a property located at the southwest corner of Waddell Road and Dysart Road; Case FS22-1469.                                                                                                                                                                                                                                                                                                                                                                                                          | Tanner Wessel<br>Community Development     |
| 10. | District 5 | Consideration and action pertaining to approval of the Final Plat entitled, "Hoffman Estates and the Amparo Contreras Living Trust Final Plat" and dated January 27, 2023, a property generally located south of Paradise Lane and east of Reems Road; Case FS22-1476.                                                                                                                                                                                                                                                                                                                                                                                              | Tanner Wessel<br>Community Development     |
| 11. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lots 4 and 5 of Replat of Lot 4 of Village at Prasada" and dated January 27, 2023, a located at the northwest corner of Sweetwater Avenue and Prasada Parkway; Case FS22-1486.                                                                                                                                                                                                                                                                                                                                                                                               | Tanner Wessel<br>Community Development     |
| 12. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Clark Final Plat" and dated February 07, 2023, a property located at the northwest corner of Williams Road and 219 <sup>th</sup> Avenue; Case FS22-1555                                                                                                                                                                                                                                                                                                                                                                                                                                | Tanner Wessel<br>Community Development     |
| 13. | Citywide   | Consideration and action pertaining to the approval of an Intergovernmental Agreement with Maricopa County in the amount of \$2,580,000 to expand housing availability and for homeless individuals in the Northwest Valley, adding one full-time employee, amending the Fiscal Year 2023 budget by moving budget authority of \$2,580,000 from contingency to project G51721, accepting grant funding from Maricopa County via the Department of Treasury State and Local Fiscal Recovery Funds, and amending the fiscal year 2023 Contract Awarding Authority List to include the homeless infrastructure item in the amount of \$2,600,000; Resolution #2023-28. | Seth Dyson<br>Human Svcs and Comm Vitality |
| 14. | Citywide   | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2023 budget by moving budget authority of \$675,300 from contingency to the Fire-Medical Department for the purpose of covering increased operational costs and wildland fire deployments; Resolution #2023-38.                                                                                                                                                                                                                                                                                                                                                                  | Andrea Davis<br>Fire - Medical             |
| 15. | District 3 | Consideration and action pertaining to the conditional acceptance and maintenance of certain Public Improvements at Dollar General – Zanjero Trails; Resolution #2023-27.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Kristin Tytler<br>Public Works             |

- |                |                                                                                                                                                                                                                                                                                        |                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 16. District 1 | Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Desert Oasis Parcel B9, generally located at the Southwest corner of Desert Oasis Boulevard and 163 <sup>rd</sup> Avenue; Resolution #2023-34. | Kristin Tytler<br>Public Works     |
| 17. Internal   | Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA) between the City of Surprise and Luke Air Force Base for mutual aid in fire protection services; Resolution #2023-37.                                                                          | Brenden<br>Espie Fire -<br>Medical |

#### REGULAR AGENDA ITEM - PUBLIC HEARING:

- |                |                                                                                                                                                                                                                                                                                                                                                                 |                                                    |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| 18. District 3 | Consideration and action pertaining to a Major Planned Area Development (PAD) Amendment to the Prasada PAD to change the land use designation from PGV-1 to PGV-E for approximately 22 gross acres to accommodate a Dignity Health West Valley Campus. The site is generally located at the southwest corner of Greenway Road and Loop 303; Ordinance #2023-06. | Trevor<br>Fleetham<br><br>Community<br>Development |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|

Trevor Fleetham gave a presentation regarding the PAD amendment proposals.

Councilmember Duffy stated that this was something that has been needed for a long time in the City. He then asked what kind of facility it would be?

Councilmember Remley asked about the 200ft height and asked if that was 20 stories? He then asked if the existing guidelines allowed that already? Trevor said that it does. Councilmember Remley asked if there was a formal submittal and if there is any guidance as to how it would end up? The Applicants Manjula Vaz, and Larissa Spraker said they are still working through site plans. They said they were looking at a community based facility to include a several hundred bed facility. Councilmember Remley noted how the existing hospitals have grown by adding extra wings.

Councilmember Cline talked about having people actually born in Surprise. She noted trauma and birthing centers and how they would be meaningful to the community.

Councilmember Haney wanted to know how many beds? The applicant said there could be between 80 and 120 beds. Councilmember Haney then asked if there was going to be a cardiac facility? The applicant said it would be similar to Mercy Gilbert. Councilmember Haney wanted to gauge the capabilities of the facility and what impact it would have on residents.

Jennifer Vasher, a surprise resident, wanted to know if the next hospital would be a trauma one center?

Mayor Hall asked where the nearest trauma one center was? Councilmember Haney said how far away the closest trauma one centers are.

Remley noted how Del Webb is usually at capacity. He said he noticed how facilities at Banner might be lacking in services, and wanted those services included in any future plans. He talked about the projections for the city's growth and asked the applicant to be generous in their plans.

Councilmember Duffy made a motion to approve, Councilmember Cline seconded. The motion passed unanimously.

- |                |                                                                                                                                                                                                                                                                                                                                                                                                  |                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 19. District 1 | Consideration and action pertaining to a Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation from commercial to mixed-use and modify development standards for approximately 101 gross acres. The site is generally located at the southwest corner of 163 <sup>rd</sup> Avenue and Pat Tillman Blvd, within the Asante PAD; Ordinance #2023-03. | Trever Fleetham<br>Community Development |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|

Director of Community Development Lloyd Abrams asked for a motion to continue to May 16th.

Councilmember Haney motioned to continue the item, Councilmember Cline seconded. The motion to continue passed unanimously.

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

- |              |                                                                                                     |                                           |
|--------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------|
| 20. Citywide | Consideration and action pertaining to an update on Sober Living Homes within the City of Surprise. | Tracy Montgomery<br>Community Development |
|--------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------|

Deputy City Manager Tracey Montgomery gave a presentation about Sober Living homes. She talked about complaints regarding the unlicensed homes which first brought this to the attention of the city. She talked about how neither the city or the department of health services have issued any licenses and how that lack of regulation has become a hazard. She talked about how these homes are being marketed as a source of income.

Assistant Director Tiffany Copp talked about code enforcement numbers and how it can be very profitable. She went on to define what a sober living home is. She talked about what the City is currently requiring for a business to operate. She went on to list the number of citations and cases caused by Sober Living Homes. She talked about what the City has done in response to these complaints. She went through the response process in place. She talked about refining the process and updating the City guidelines. She stated that staff will be coming back in the future with recommendations.

Councilmember Cline, talked about how issues have been brought up in her district. She stressed how we want to support people who are turning their lives around. She talked about possible Full Time Employee increase requirements to help investigate and enforce any changes.

Vice-Mayor Judd, talked about how he wants to enforce these violations quickly, considering this topic to be more of an emergency. He stated how this is costing the city money. He said it was important to notice how these homes are profitable business and how could the City offset the cost to enforce? Tiffany said there are other cities charging fees for their services.

Councilmember Duffy, said there needs to be an end to these homes, how they are not following the law, and how it is unfair to residents. He asked how the initial inspection goes? Tiffany said that the point of contact for their department is a former law enforcement official who is used to researching these types of violations. She said we are handling the process much differently than

their initial response. Tracey said that there is a great amount of complexity involved with these cases. Mayor Hall said that we need to know who owns the home and needs to be held accountable for these situations. Tracey talked about how this will impact how they process business licenses now.

Councilmember Haney, stated that we should strive to be responsive to the residents. He thanked the residents for helping identify potential violators. He stated that this is not an attack on those who are battling addiction, but that this issue is about unregulated owners/operators.

Councilmember Remely, said that he sympathizes with those struggling with addiction. He mentioned how the statistics are distressing. He was glad that the City was taking action. He suggested that a health license should precede a business license. He said that owners should be held liable for any violations and suggested that the real estate agency should be notified of the City's Guidelines. He suggested that the City Ordinance should trump the HOA requirements.

Councilmember Hastings, agreed with the general sentiment that his peers had suggested, he thanked the public and staff for their contributions.

Alan Jones, a Tempe Resident, with Lennar Homes as Division President, he talked about the number of homes that they have built in Surprise. He wanted to express the concerns that have been raised. He stressed the importance of these homes being legitimate and fully supported the general sentiment expressed so far. Mayor Hall asked if there was an owner-occupied agreement with Lennar Homes purchase agreement, Alan said that owners can purchase and rent out their homes.

Lawrence Pettit, A Surprise Resident, talked about Sober Living Homes, he talked about the number of names associated with a sober living house and how rooms were installed in the house. He went on to elaborate his experiences.

Maxine Hangar, A Surprise Resident, she talked about how Sober Living Homes have changed the city and pedestrian traffic. She suggested adding another clause and the importance of tracking violators.

Ryder Keen & Mallory, a Phoenix Resident, Work for a licensed facility within the city. She talked about the way these violators are getting paid and how it is impacting legitimate businesses. She talked about the malpractice of some other facilities. She claims the amounts are worse than indicated. She recommended submitting a copy of the lease.

Barbara Wyllie, A Surprise Resident, she talked about previous practices that used to be done by group homes. She talked about the legislation going on right now.

David Maywald, A Surprise Resident, he talked about how unsafe it is to walk at night. He suggested that the owner should put their name on the license. He mentioned property values being effected.

Jennifer Vajoner, A Surprise Resident, said she and her husband are nurses. She went on to talk about what substances are lethal. She offered to help with the issue. She talked about the lack of regulation within these homes.

Mayor hall thanked everyone for sharing. He talked about how quickly this has become a problem within the City. He thanked staff for their work and coordination.

Viola Mitchell, A Surprise Resident, talked about having to live next door to a sober living home. She talked about loitering and odd hours involved with these homes. She talked about how she caught several drug deals on her cameras. She talked about the amount of trash at the homes and possible rat infestations.

Motion by Councilmember Haney, Seconded by Councilmember Cline; the motion to adopt the statement passed unanimously.

- |     |          |                                                                                                                                                |                                         |
|-----|----------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 21. | Citywide | Presentation and discussion pertaining to the fiscal year 2022 annual audit and Annual Comprehensive Financial Report, and associated reports. | Andrea Davis<br>Erick Martin<br>Finance |
|-----|----------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|

Erick Martin introduced Brittany Williams to present on this item.

Brittany Williams talked about the audit and financial report. She talked about general representation letters, independent accountant reports, and she talked about the results of several audits. She spoke favorably about all the results.

Vice-Mayor Judd said that these were the results we wanted for the City.

Councilmember Remley, praised the staff on their work.

- |     |          |                                                                                                                                                                                                                                                                                                                                        |                         |
|-----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 22. | Internal | Consideration and action by City Council determining, in accordance with A.R.S. § 9-481(H), that the City of Surprise has complied with A.R.S. § 41-1494, an Arizona law which prohibits a state agency, including cities, from requiring, or expending public funds on, certain training, orientation or therapy; Resolution #2023-41 | Andrea Davis<br>Finance |
|-----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|

Andrea Davis presented on this item. She explained that this resolution needs to be adopted to Comply with state statute.

Councilmember Cline moved to approve, Vice-Mayor Judd seconded. The motion passed unanimously.

- |     |            |                                                                                                                                                                                                 |                                               |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 23. | District 4 | Consideration and action pertaining to a Ground Lease between the City of Surprise and the Housing Authority of Maricopa County for affordable senior housing in Surprise; Resolution #2023-35. | Seth Dyson<br>Comm Vitality and<br>Human Svcs |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|

Seth Dyson presented this item and asked that it be tabled.

Vice-Mayor Judd moved to continue the item indefinitely, Councilmember Remley seconded. The motion passed unanimously.

- |     |          |                                                                                                                                                                                                          |                       |
|-----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 24. | Citywide | Consideration and action pertaining to amendments to the Surprise Municipal Code relating to City Council procedures and Boards and Commissions procedures, membership, and by-laws; Ordinance #2023-08. | Robert Wingo<br>Legal |
|-----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

Attorney Wingo presented this item. He talked about the changes involving part-time employees being allowed to serve so long as there were no conflicts. He also talked about aligning with the state statutes. He talked about term limits being changed along with reappointments not being automatic. New qualifications for reappointment were presented. He talked about the Veterans Commission reducing in size via attrition.

Councilmember Cline motioned to approve, Vice-Mayor Judd seconded. The motion passed unanimously.

I. Other Business and Future Agenda Items

Councilmember Hastings wanted the Cell service to be brought up again. He also mentioned Bell Road having issues and the impact on the local businesses. City Manager Bob Wigenroth said that only one firm was willing to come in. Councilmember Cline seconded this item.

J. City Council Reports

Councilmember Hastings, said he will have a meet and greet at State 48. He said that he didn't agree with some of the earlier non-agenda speakers.

Councilmember Remley, talked about 2.5 million dollars granted to us as a grant to help with the homeless situation within the City. He thanked the citizens for coming to talk about group homes.

Councilmember Duffy, said he has a meet and greet at Total Wine at 9 AM, along with ViceMayor Judd. He talked about the Bases and Brews festival, he congratulated the success of the festival and thanked staff for their hard work.

Councilmember Haney, agreed with Councilmember Duffy about the success of the festival. He said he has an upcoming community meeting on April 20th 6 PM at Western Peaks Elementary.

Councilmember Cline, said she is having a couple of meetings coming up on the 12th at the grand ballroom with ASL accessibility at 10 AM. She said that she will also be attending a veterans group on the 13th.

Vice-Mayor Judd, thanked Kendra for the work that she did on the Festival. He mentioned his meet and greet on Saturday with Councilmember Duffy at Total Wine at 9 AM.

Mayor Hall thanked Staff for Base and Brews, and the State of the City event. He said that Saturday April 8th there will be an Eggstravaganza event. On April 22nd there will be a day of service, which is an excellent opportunity to volunteer.

K. Executive Session

L. Adjournment

Vice-Mayor Judd motioned to adjourn, Councilmember Cline seconded. The motion passed unanimously and the meeting adjourned at 9:15 PM.

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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, April 4, 2022.**

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Sherry Ann Aguilar, City Clerk, MMC





## CITY OF SURPRISE Regular City Council Meeting

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Council Meeting Date: April 18, 2023      Contact Person: Tanner Wessel  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

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

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### **Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, “Replat of Lots 1 and 3 of Replat of Lot 4 of Village at Prasada” and dated February 13, 2023, a property generally located south of Waddell Road and west of Prasada Parkway; Case FS22-1509.

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### **Motion:**

I move to approve the Plat entitled, “Replat of Lots 1 and 3 of Replat of Lot 4 of Village at Prasada” and dated February 13, 2023.

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### **Background:**

Dominic Ghabby of Simon CRE seeks approval of a Final Plat of the subject property generally located south of Waddell Road and west of Prasada Parkway. The proposed Final Plat splits the subject properties into 5 parcels to align with future development plans of the Village at Prasada development.

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### **Objective Analysis:**

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

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### **Policy Compliant:**

The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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### **Financial Impact:**

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

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### **Budget Impact:**

There is no anticipated budget impact related to this item.

### **FTE Impact:**

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

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**ATTACHMENTS:**

1. 00-FS22-1509 Prasada RSC Replat of Lots 1 & 3 of Lot 4 - Staff Report
  2. 1-FS22-FS22-1509 Prasada RSC Replat of Lots 1 & 3 of Lot 4 - Vicinity Map
  3. 2-FS22-FS22-1509 Prasada RSC Replat of Lots 1 & 3 of Lot 4 - Zoning Map
  4. 3-FS22-FS22-1509 Prasada RSC Replat of Lots 1 & 3 of Lot 4 - PowerPoint - Final Plat
  5. 4-FS22-FS22-1509 Prasada RSC Replat of Lots 1 & 3 of Lot 4 - PowerPoint - Final Plat Exhibit
  6. FS22-FS22-1509 Prasada RSC Replat of Lots 1 & 3 of Lot 4 - PowerPoint
-

# FINAL PLAT

## REPORT TO THE CITY COUNCIL

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**Case:** FS22-1509

**Project Name:** Prasada RSC Replat of Lots 1 & 3 of Lot 4

**Council District:** 3 – Mesquite

**City Council Date:** April 18, 2023

**Planner:** Tanner Wessel, Planner II

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**Owner:** Simon CRE

**Applicant:** Dominic Ghaby of Simon CRE

**Request:** Final Plat to subdivide two (2) parcels approx. 9.91 gross acres into five (5) parcels.

**Site Location:** Located south of Waddell Road and west of Prasada Parkway

**Site Size:** Approximately 9.91 gross acres

**Findings:**

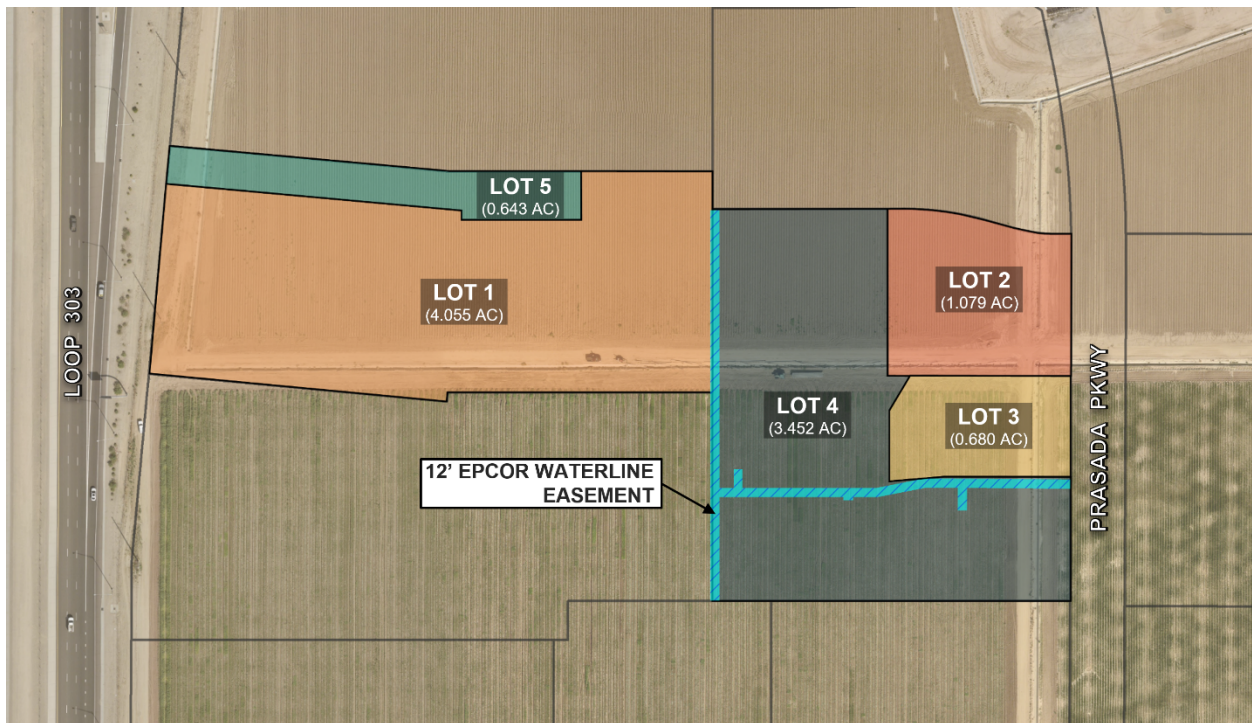
- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

**Alternative Actions:** **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.  
**Deny** – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

**Additional Information:**

Dominic Ghaby of Simon CRE requests approval of a Final Plat entitled "Replat of Lots 1 and 3 of 'Replat of Lot 4 of Village at Prasada'" dated February 13, 2023. The subject parcel is zoned Planned Area Development (PAD) – Prasada and is located at the south of Waddell Road and west of Prasada Parkway. The proposed Final Plat subdivides two (2) existing parcels of approximately 9.91 gross acres into five (5) parcels to align with future commercial plans for the Village at Prasada development.

This Final Plat does not propose any right-of-way dedications. However, a 12-foot EPCOR waterline line easement is proposed through Lots 1 and 4.



The area for each parcel is shown below:

- Lot 1 – approximately 4.055 acres
- Lot 2 – approximately 1.079 acres
- Lot 3 – approximately 0.680 acres
- Lot 4 – approximately 3.452 acres
- Lot 5 – approximately 0.643 acres

The proposed Final Plat dedicates the following:

- 12-foot EPCOR waterline easement through Lots 1 and 4

57 **General Plan Conformance:**

58  
59 The proposed final plat was reviewed against the goals, policies, recommendations, and  
60 guidelines of the City of Surprise General Plan 2035. The proposed final plat is consistent  
61 with the General Plan in some of the following ways:

62  
63 This project is located within the Commerce & Office character area of the General Plan.  
64 The proposed plat adheres to the design guidelines of the character area which allows  
65 for regional commercial development

66  
67 This project maintains compatibility with the quality of existing land uses in the  
68 surrounding area in that it continues the Commercial development pattern established in  
69 the vicinity of this parcel.

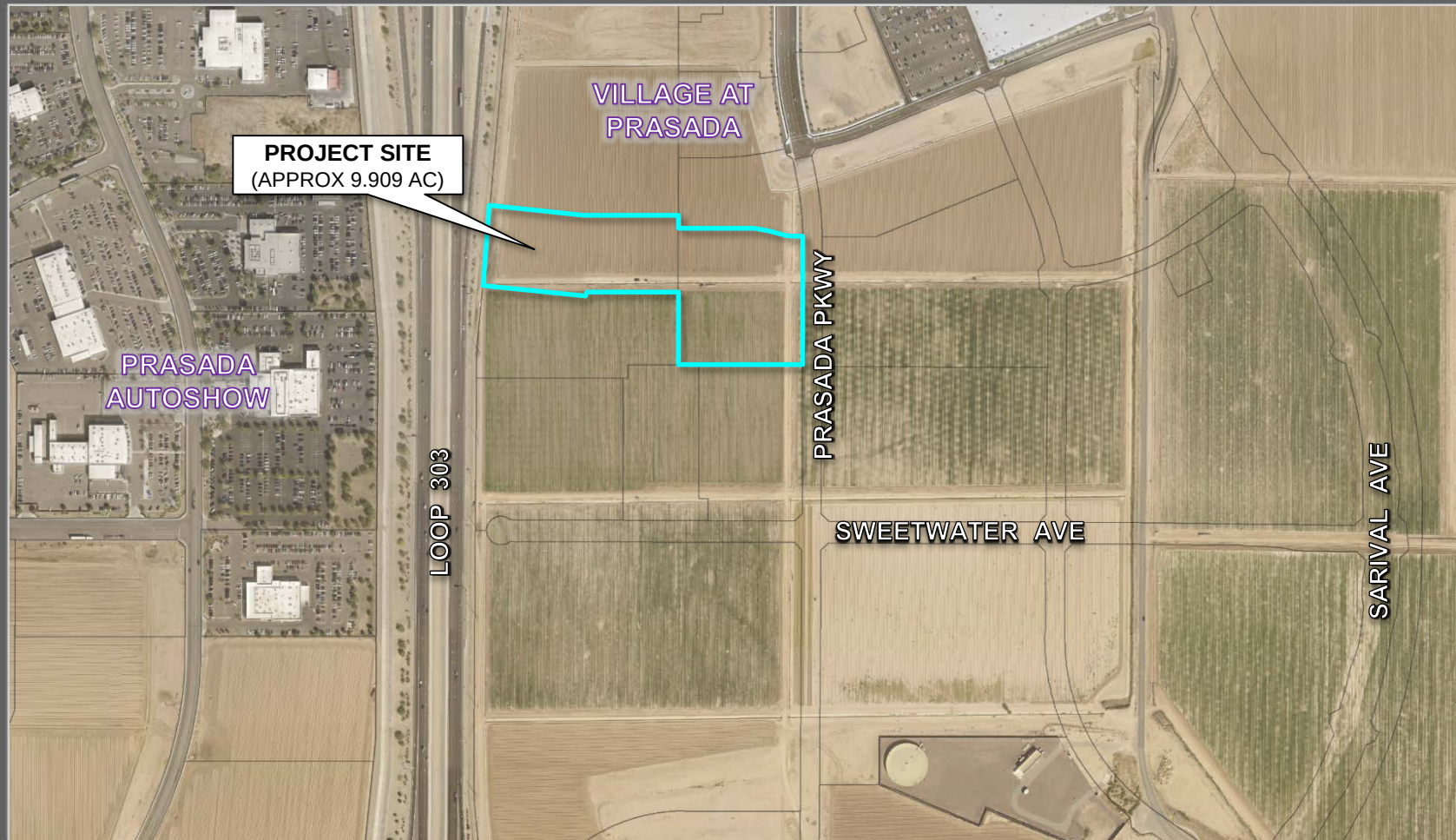
70  
71 **Reviewing Agencies:**

72  
73 This project was routed to both Luke Air Force Base and the Maricopa Water District for  
74 review. Both agencies have indicated no objections.

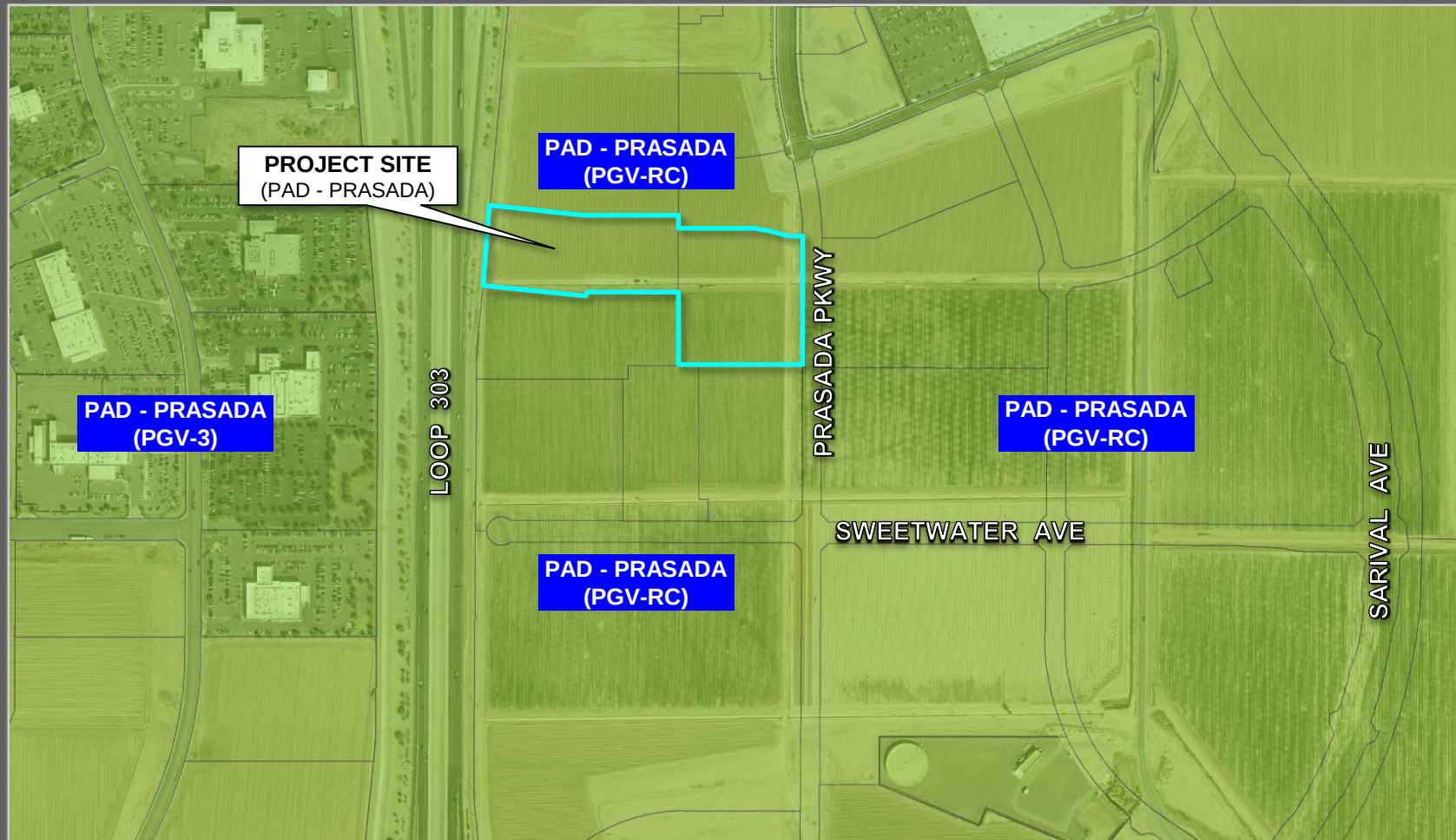
75  
76 **Attachments:**

77 01 Vicinity Map  
78 02 Zoning Map  
79 03 Final Plat  
80 04 Plat Exhibit  
81 PPT





# FS22-1509 VICINITY MAP



# FS22-1509 ZONING MAP



**"REPLAT OF LOTS 1 AND 3" OF  
"REPLAT OF LOT 4 OF VILLAGE AT PRASADA"  
AS RECORDED IN BOOK 1689, PAGE 33, RECORDS OF MARICOPA COUNTY,  
ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA**

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: WESTCOR SURPRISE RSC LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SIMONCRE UTE III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS SUBDIVIDED UNDER THE NAME "REPLAT OF LOTS 1 AND 3" A REPLAT OF LOT 4 OF "VILLAGE AT PRASADA" AS RECORDED IN BOOK 1689, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR "REPLAT OF LOTS 1 AND 3" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY GRANT TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNERS HEREBY GRANT TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS AND PARKING TO EACH PARCEL CREATED BY THIS PLAT.

OWNERS HEREBY GRANT TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

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

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS.

UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

**LENDER**

ZIONS BANCORPORATION, N.A. DBA NATIONAL BANK OF ARIZONA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: BRONSON NAAB TITLE: SENIOR VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BRONSON NAAB, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTOSSET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**DEDICATION (CONTINUED)**

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULLY AUTHORIZED OFFICER.

WESTCOR SURPRISE RSC LLC, SIMONCRE UTE III, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY, AN ARIZONA LIMITED LIABILITY COMPANY

BY: WESTCOR 303 RSC LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
A MEMBER

BY: THE WESTCOR COMPANY II LIMITED  
PARTNERSHIP, AN ARIZONA LIMITED  
PARTNERSHIP  
ITS MANAGING MEMBER

BY: MACERICH TWO II CORPORATION  
A DELAWARE CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: SCOTT NELSON  
TITLE: SENIOR VICE PRESIDENT  
DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
NAME: JOSHUA SIMON  
TITLE: MANAGER  
DATE: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SCOTT NELSON, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTOSSET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOSHUA SIMON, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTOSSET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTICE OF PRASADA PHASE 1B  
DEVELOPMENT AGREEMENT**

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 1B DEVELOPMENT AGREEMENT DATED OCTOBER 8, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 9, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #2007-1103870. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS. AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, THEY ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MARICOPA COUNTY MUNICIPAL WATER  
CONSERVATION DISTRICT NUMBER ONE, A  
POLITICAL SUBDIVISION OF THE STATE OF  
ARIZONA ("MWD")

BY: \_\_\_\_\_  
CHRISTINE CAIN  
ITS: PROPERTY AND CONTRACTS MANAGER  
WESTCOR SURPRISE RSC LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: SCOTT NELSON  
SIMONCRE UTE III, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: JOSHUA SIMON

ATTEST:

BY: \_\_\_\_\_  
GLEN VORTHERMS  
ITS: ASSISTANT SECRETARY  
ATTEST:

BY: \_\_\_\_\_  
NAME: MORGAN JENNINGS  
ATTEST:

BY: \_\_\_\_\_  
NAME: BEN MILLICK

**RELEASE OF LIABILITY**

WESTCOR SURPRISE RSC LLC, AND SIMONCRE UTE III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNERS") DOES HEREBY

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

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

WESTCOR SURPRISE RSC LLC, AND SIMONCRE UTE III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNERS") DOES HEREBY

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

**PUBLIC NOTICE**

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

**PLAT NOTES**

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

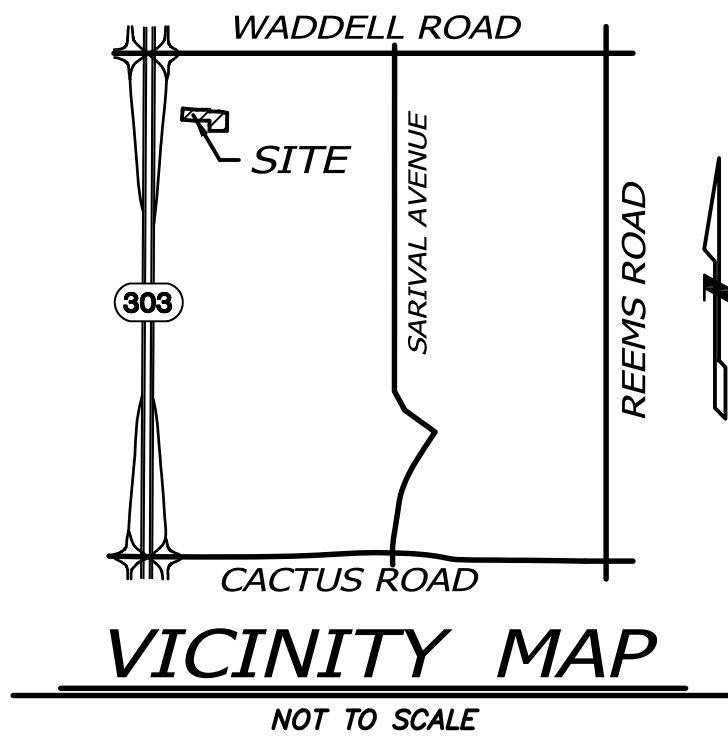
NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

**BASIS OF BEARINGS**

THE BASIS OF BEARING IS THE MONUMENT LINE OF WADDELL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, USING A BEARING OF SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST, PER THE FINAL PLAT OF "PRASADA - PHASE 1B NORTH", BOOK 1011 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.



**ZONING**

PLANNED AREA DEVELOPMENT (PAD)

**DESCRIPTION**

LOTS 1, 2, 3, 4 AND 5, VILLAGE AT PRASADA, ACCORDING TO THE PLAT OF RECORD IN BOOK 1628 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS WHETHER IN SOLID, LIQUID OR GASEOUS FORM, AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON, IN OR UNDER THE ABOVE-DESCRIBED LAND, WITHOUT RESERVING THE RIGHT TO ENTER UPON OR USE THE SURFACE OR ANY PART OF THE SUBJECT LAND ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED BY PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IN SPECIAL WARRANTY DEED IN RECORDING NO. 2007-574109, AND IN RE-RECORDING NO. 2007-694160, AND IN RE- RECORDING NO. 2007-1019343, AND RESERVED IN SPECIAL WARRANTY DEED IN RECORDING NO. 2007-1350427, RECORDS OF MARICOPA COUNTY, ARIZONA.

**SURVEYOR**

SUPERIOR SURVEYING SERVICES INC.  
2122 W. LONE CACTUS DRIVE, SUITE 11  
PHOENIX, AZ 85027  
PHONE: (623)869-0223  
FAX: (623)869-0726  
CONTACT: JAMES M. WILLIAMSON

**OWNER**

SIMONCRE UTE III, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
6900 E. 2ND STREET  
SCOTTSDALE, AZ 85251

WESTCOR SURPRISE RSC LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
ONE EAST WAASHINGTON STREET, STE 300  
PHOENIX, AZ 85004

**AREA**

| LOT NO. | AREA                           |
|---------|--------------------------------|
| LOT 1   | 176,638 SQ. FT.<br>4.055 ACRES |
| LOT 2   | 46,983 SQ. FT.<br>1.079 ACRES  |
| LOT 3   | 29,615 SQ. FT.<br>0.680 ACRES  |
| LOT 4   | 150,347 SQ. FT.<br>3.452 ACRES |
| LOT 5   | 28,000 SQ. FT.<br>0.643 ACRES  |
| TOTAL   | 431,583 SQ. FT.<br>9.909 ACRES |

**APPROVALS**

**CITY OF SURPRISE ENGINEER APPROVAL**

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF SURPRISE COUNCIL APPROVAL**

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FEBRUARY 10, 2023  
JAMES M. WILLIAMSON  
R.L.S. 76041  
2122 W. LONE CACTUS DRIVE, SUITE 11  
PHOENIX, AZ 85027

—FOR REVIEW  
NOT FOR  
CONSTRUCTION  
OR RECORDING



**CASE NUMBER: FS22-1509**

"REPLAT OF LOTS 1 AND 3" OF  
"REPLAT OF LOT 4 OF VILLAGE AT PRASADA"  
SURPRISE, ARIZONA 85388

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



DWN: LE CHR: JW  
SHEET 1 OF 3  
DATE: 2/10/23  
JOB: 202209072



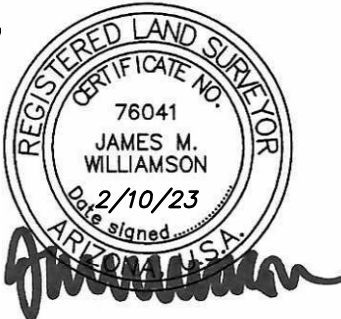
NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCUMENT NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

-FOR REVIEW  
NOT FOR  
CONSTRUCTION  
OR RECORDING



DWN: LE    CHK: JW  
SHEET   2   OF   3  
DATE: 2/10/23  
JOB: 202209072

CASE NUMBER: FS22-1509

"REPLAT OF LOTS 1 AND 3" OF  
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NORTH 1/4 CORNER SECTION 13, T-3N, R-2W  
FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION  
ALUMINUM CAP IN HANDHOLE (0.60' DOWN)

(BASIS OF BEARINGS)

**WADDELL ROAD**

2629.67'

NORTHEAST CORNER  
SECTION 13, T-3N, R-2W  
FOUND 3" CITY OF SURPRISE  
BRASS CAP IN HANDHOLE  
(0.60' DOWN)

## LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING
- FOUND 3-1/2" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP STAMPED "21782 2016"
- FOUND 3-1/2" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP WITH ILLEGIBLE STAMP
- FOUND 3" CITY OF SURPRISE BRASS CAP IN HANDHOLE (0.6' DOWN) (UNLESS OTHERWISE NOTED)
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- (R) RECORD PER BK. 1689, PG. 33, M.C.R.
- (M) MEASURED

LOT 5  
VILLAGE AT PRASADA LOT 1 REPLAT  
BK. 1689, PG. 29, M.C.R.  
A.P.N. 501-11-963

SCALE IN FEET  
SCALE : 1" = 50'

LOT 2  
VILLAGE AT PRASADA  
BK. 1628, PG. 16, M.C.R.  
A.P.N. 501-11-955

ARIZONA STATE ROUTE 303

NO RIGHT OF WAY &  
ACCESS TO HIGHWAY  
PER 1988-267292, M.C.R.

S 89°36'26" E  
191.69'

FOUND 3-1/2" ARIZONA  
DEPARTMENT OF TRANSPORTATION  
ALUMINUM CAP STAMPED "21782 2016"

40' MWD LATERAL 6 RIGHT OF WAY  
CONCRETE DITCH PER BK. 1477, PG. 13  
AND BK. 287, PG. 282, M.C.R.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 74°27'47" W | 37.75'   |
| L2   | N 29°57'49" E | 52.44'   |
| L3   | N 00°00'02" W | 11.97'   |
| L4   | N 00°00'02" W | 62.28'   |

| CURVE TABLE |          |         |           |               |
|-------------|----------|---------|-----------|---------------|
| CURVE       | RADIUS   | LENGTH  | DELTA     | CHORD BEARING |
| C1          | 1200.00' | 258.82' | 12°21'28" | S 05°56'26" E |
| C2          | 1165.00' | 251.27' | 12°21'28" | N 05°56'26" W |
| C3          | 214.00'  | 60.75'  | 16°15'50" | S 82°35'42" E |

LOT 4  
VILLAGE AT PRASADA LOT 4 REPLAT  
BK. 1689, PG. 33, M.C.R.  
A.P.N. 501-11-967

LOT 5  
VILLAGE AT PRASADA LOT 4 REPLAT  
BK. 1689, PG. 33, M.C.R.  
A.P.N. 501-11-968

LOT 5

—FOR REVIEW  
NOT FOR  
CONSTRUCTION  
OR RECORD  
FOUND NAIL WITH  
NO IDENTIFICATION

"REPLAT OF LOTS 1 AND 3" OF  
"REPLAT OF LOT 4 OF VILLAGE AT PRASADA"

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**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: LE CHK: JW  
SHEET 3 OF 3  
DATE: 2/10/23  
JOB: 202209072

CASE NUMBER: FS22-1509



LOOP 303

**LOT 5**  
(0.643 AC)

**LOT 1**  
(4.055 AC)

**12' EPCOR WATERLINE  
EASEMENT**

**LOT 4**  
(3.452 AC)

**LOT 2**  
(1.079 AC)

**LOT 3**  
(0.680 AC)

PRASADA PKWY

# FS22-1509 PLAT EXHIBIT

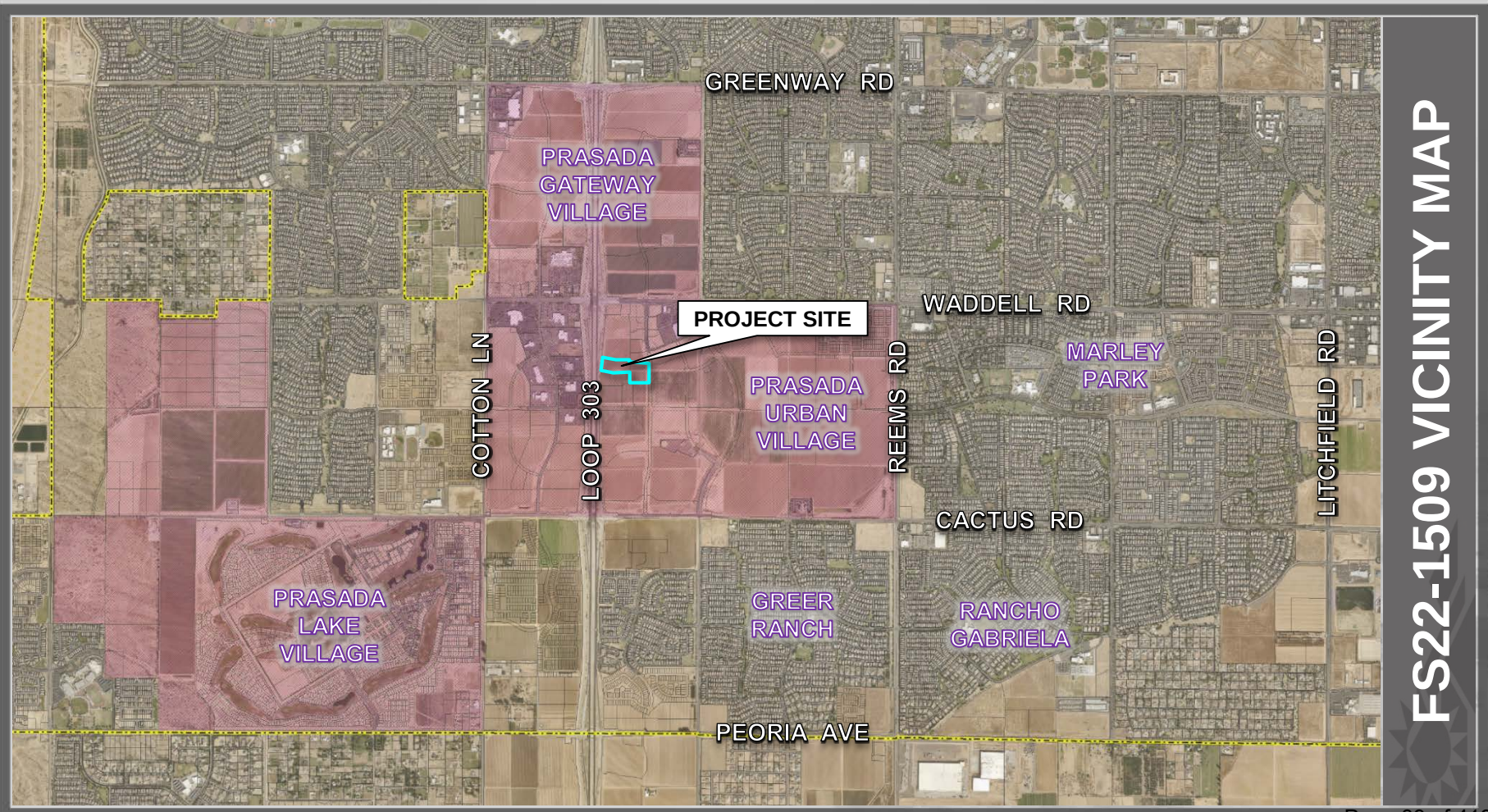


# **FS22-1509**

## **Prasada RSC Replat of Lots 1 & 3 of Lot 4 - Final Plat**

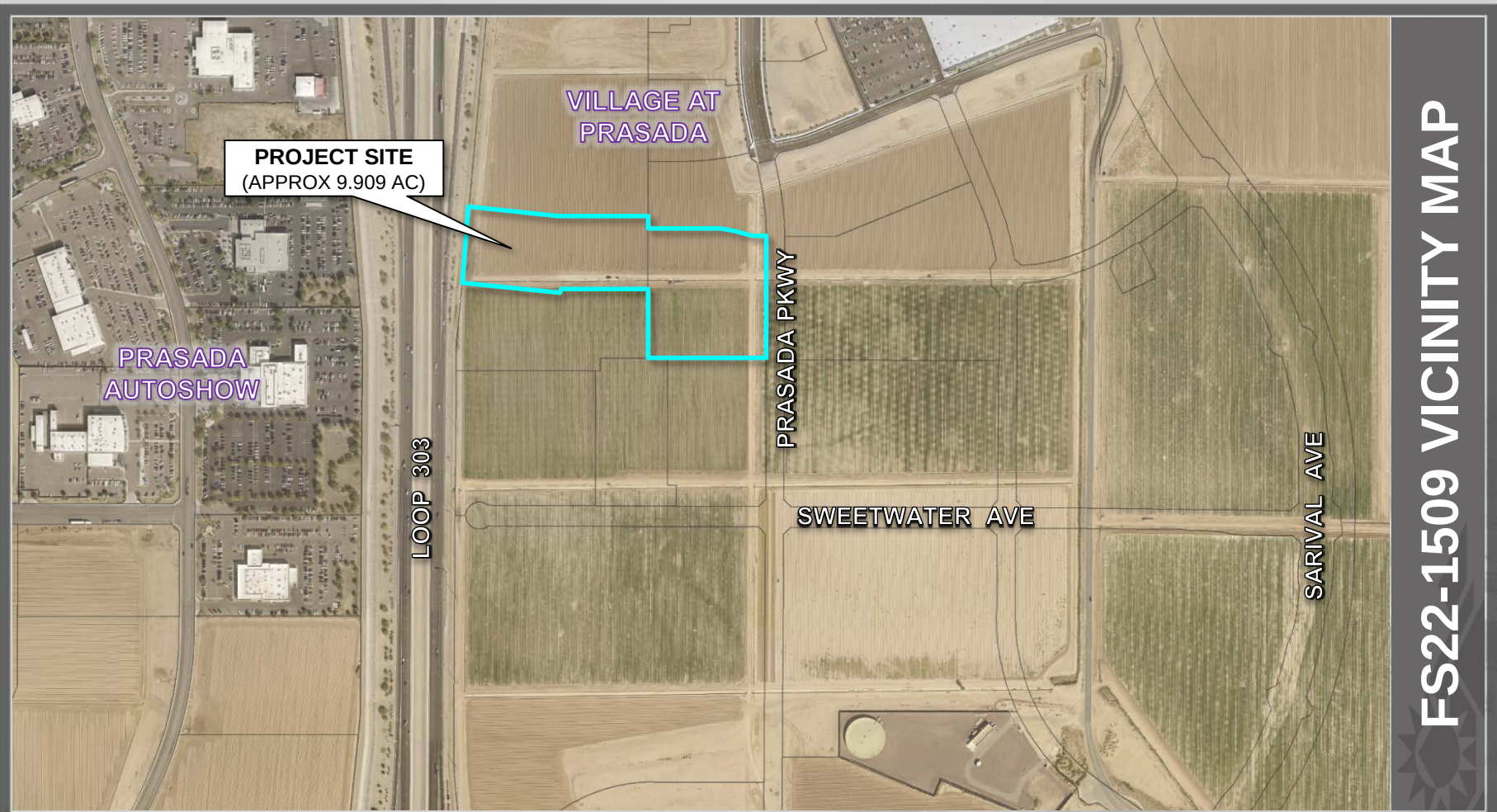
City Council  
April 18, 2023





# FS22-1509 VICINITY MAP





**PROJECT SITE**  
(APPROX 9.909 AC)

VILLAGE AT PRASADA

PRASADA  
AUTOSHOW

LOOP 303

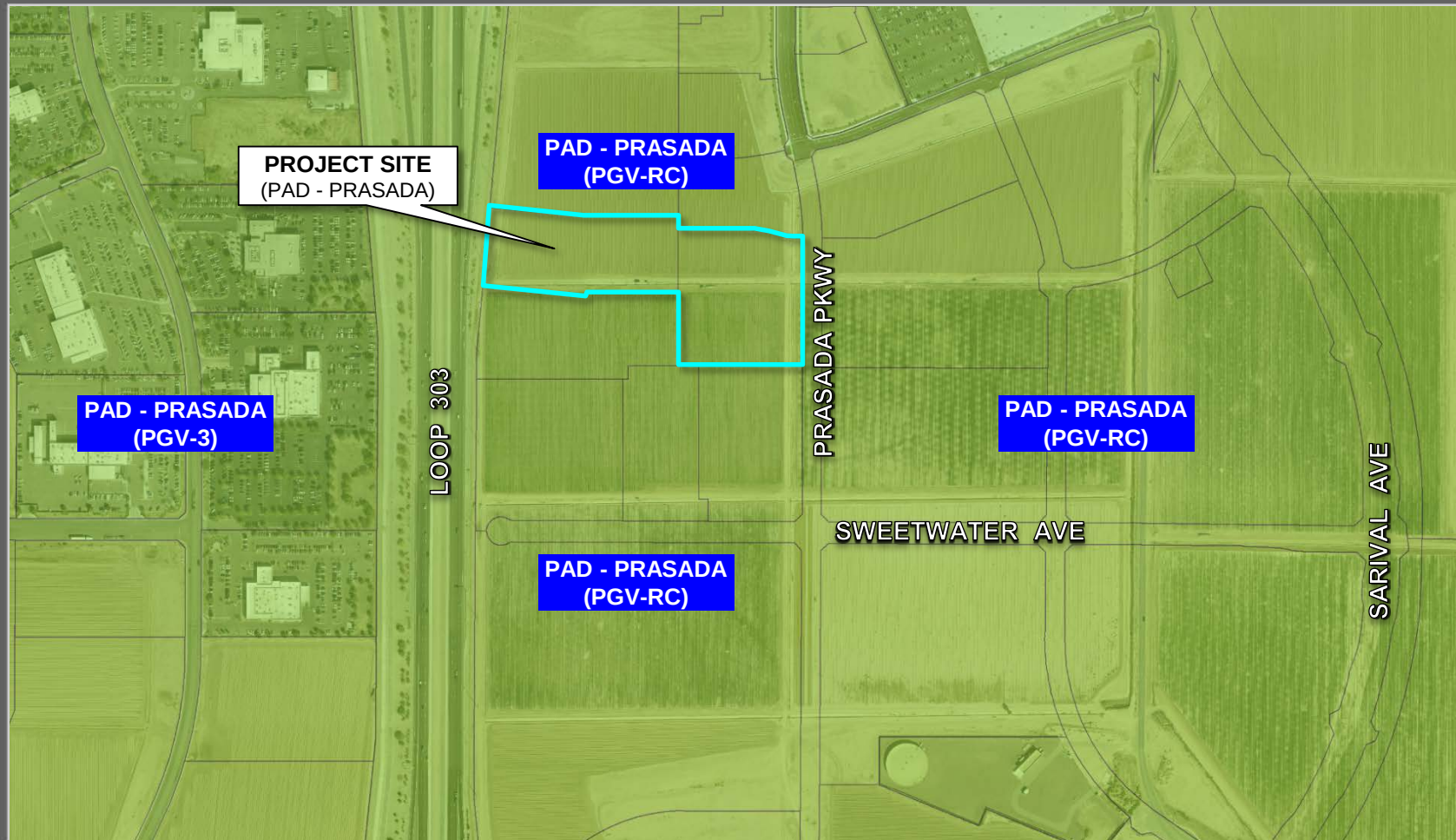
PRASADA PKWY

SWEETWATER AVE

SARIVAL AVE

FS22-1509 VICINITY MAP





# FS22-1509 ZONING MAP

LOOP 303

**LOT 1**  
(4.055 AC)

**LOT 5**  
(0.643 AC)

**12' EPCOR WATERLINE  
EASEMENT**

**LOT 4**  
(3.452 AC)

**LOT 2**  
(1.079 AC)

**LOT 3**  
(0.680 AC)

PRASADA PKWY

# FS22-1509 PLAT EXHIBIT





**NOTICE OF INTERGOVERNMENTAL  
AGREEMENT**

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCUMENT NO. 87-1221758 ("ISA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF SUBDIVISION OR DECLARATIONS OF UNDIVIDED AREA, THAT GRANT PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE ISA. THE ISA PROVIDES FOR THE CITY TO MAKE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN LAND PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE ISA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ISA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONVEY THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE ISA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE ISA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONVEYED BY THE CITY SHALL BE BOUND BY THE ISA.

—FOR REVIEW  
NOT FOR  
CONSTRUCTION  
OR RECORDING



**CASE NUMBER: FS22-1509**

"REPLAT OF LOTS 1 AND 3" OF  
"REPLAT OF LOT 4 OF VILLAGE AT PRASADA"  
SURPRISE, ARIZONA 85388

2122 W. Loop South  
Suite 11  
1623-699-1023 (city) 402-866-0726 (mwd)  
info@superior-surveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DATE: 05/05/22  
SHEET: 2 OF 3  
JOB: 202206072

**FS22-1509 FINAL PLAT**







**SURPRISE**  
ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023      Contact Person: Jessica Brinton  
Submitting Department: Community Development      District: District 3  
Staff Recommendations:

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, “Final Re-Plat Toll at Prasada, Unit Q – Phase 3 – SF” and dated February 9, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-0974.

---

### **Motion:**

I move to approve the Final Plat entitled, “Final Re-Plat Toll at Prasada, Unit Q – Phase 3 – SF” and dated February 9, 2023.

---

### **Background:**

The subject request involves a Re-Plat for Unit Q, Phase 3 of the Toll at Prasada project. The subject property was included in the Toll at Prasada, Phase 2 Master Plat that was approved under case FS19-061.

---

### **Objective Analysis:**

The subject Final Re-Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

---

### **Policy Compliant:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject request will not alter the density of the development and Unit Q, Phase 3 is consistent with the General Plan. The site also lies within the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

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### **Financial Impact:**

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

---

**Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

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

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**ATTACHMENTS:**

1. 00 - FS22-0974 Toll at Prasada Unit Q Phase 3 Final Plat - Staff Report 041823 CC
  2. 01 - FS22-0974 Toll at Prasada Unit Q Phase 3 Final Plat - Vicinity Map
  3. 02 - FS22-0974 Toll at Prasada Unit Q Phase 3 Final Plat - Case Map
  4. 03 - FS22-0974 Toll at Prasada Unit Q Phase 3 Final Plat - Zoning Map
  5. 04 - FS22-0974 Toll at Prasada Unit Q Phase 3 Final Plat - Final Plat
  6. FS22-0974 Toll at Prasada Unit Q Phase 3 Final Plat 041823 CC
-

**Case:** FS22-0974

**Project Name:** Toll at Prasada Unit Q Phase 3 Final Plat

**Council District:** 3 - Mesquite

**Meeting Date:** April 18, 2023

**Planner:** Jessica Brinton

---

**Owner:** Toll Prasada, LLC

**Applicant:** Aaron Insco of Toll Bros, Inc.

**Request:** A Final Plat for Toll at Prasada Unit Q Phase 3 in the Prasada PAD

**Site Location:** Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

**Lot Yield:** 30

**Area:** 8.01 acres

**Density:** 3.74 DU/Ac.

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

**Support/Opposition:** None known

**Findings:**

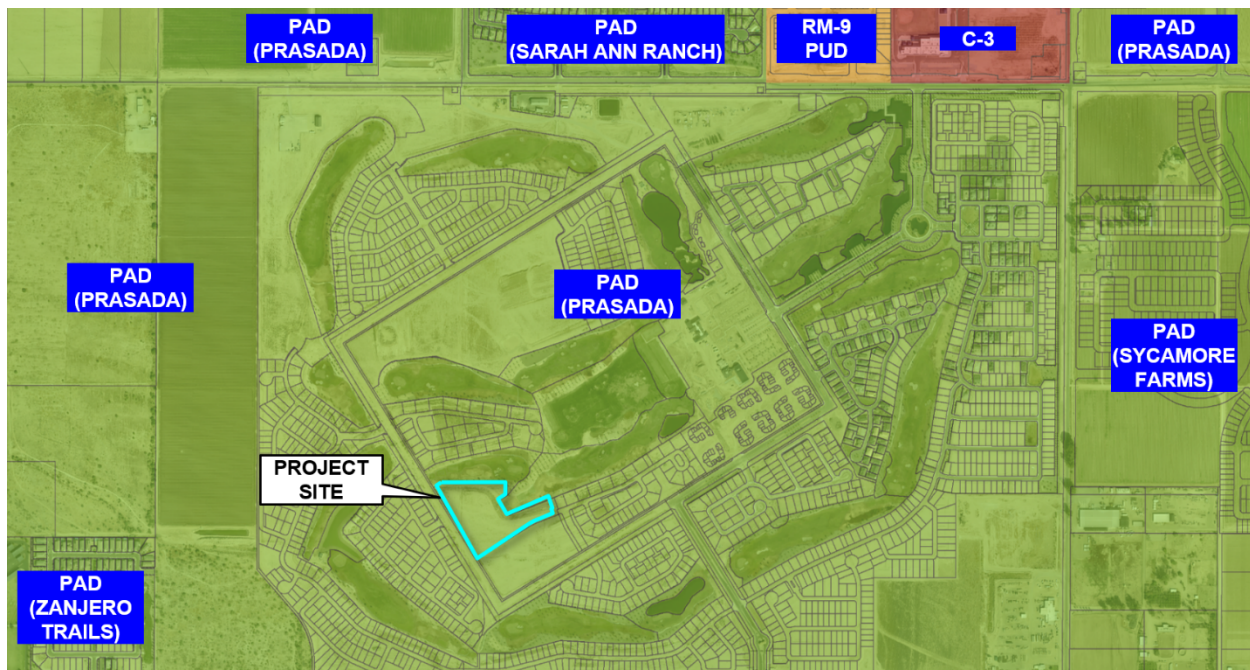
- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the Preliminary Plat as approved under FS21-710.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**PROJECT DESCRIPTION:**

The subject request involves a Final Plat for Unit Q Phase 3 of the Toll at Prasada project. The proposed Final Plat will create 30 standard lots consisting of three (3) lot categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. Unit Q was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

**EXISTING ZONING:**

The following map depicts the existing zoning of the subject site and its surroundings.



**BACKGROUND:**

**June 22, 2006:** The City Council approved the original Prasada PAD under case PAD05-465.

**December 21, 2016:** Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

**February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

**April 17, 2018:** The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.



**August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

**June 2, 2022:** The Planning and Zoning Commission approved a Preliminary Plat for Unit Q Phase 3 under case FS21-710.

**July 14, 2022:** The applicant filed case FS22-0974, the subject case.

**August 16, 2022:** The City Council approved a block plat for Unit Q Phase 3 to accommodate both condominiums and single-family residences within Unit Q Phase 3 under case FS22-0387.

#### **ANALYSIS AND DISCUSSION:**

The proposed subdivision will create 30 lots with approximately 0.5 acres of passive open space. Access to this subdivision will be from Point Loma Drive, via Hailey Avenue.

City Council approval of the subject Final Plat will allow the applicant to subdivide the property as proposed. The proposed Final Plat is in substantial conformance with the Preliminary Plat, is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

#### **CONFORMANCE WITH ADOPTED PLANS:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 3.74 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

#### **REVIEWING AGENCIES:**

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included in the routing of this case. These agencies also indicate no objections.

107 **Summary:**

108

109 The subject Final Plat meets the requirements of the Prasada PAD, in addition to other applicable  
110 requirements as set forth in the LDO. All city reviewing departments have reviewed the request and  
111 expressed no concerns.

112

113 **Attachments:**

114

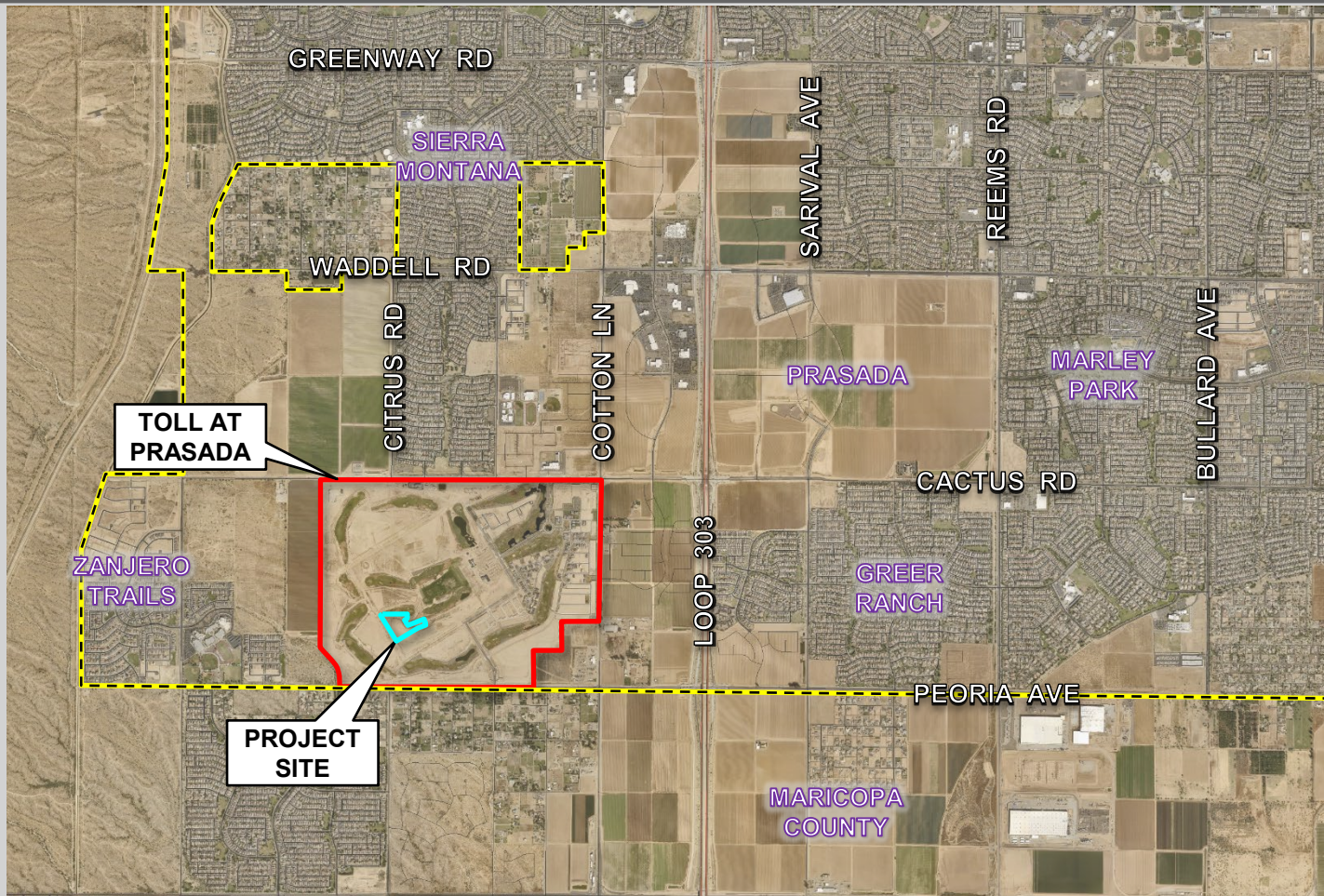
115 01 Toll at Prasada Unit Q Phase 3 Vicinity Map

116 02 Toll at Prasada Unit Q Phase 3 Case Map

117 03 Toll at Prasada Unit Q Phase 3 Zoning Map

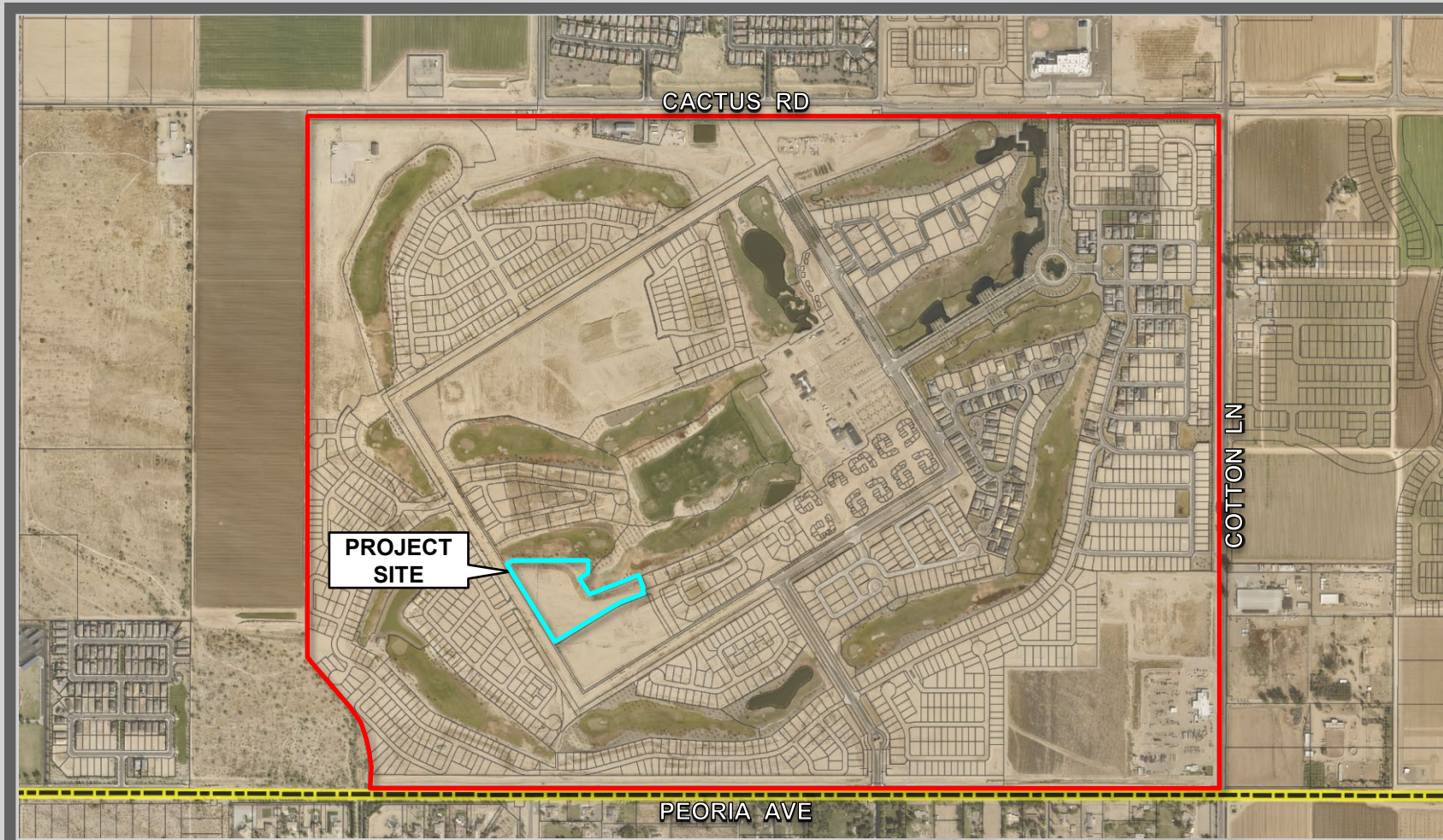
118 04 Toll at Prasada Unit Q Phase 3 Final Plat

119 PPT



# FS22-0974 VICINITY MAP





# FS22-0974 CASE MAP



PAD  
(PRASADA)

PAD  
(SARAH ANN RANCH)

RM-9  
PUD

C-3

PAD  
(PRASADA)

PAD  
(PRASADA)

PAD  
(PRASADA)

PAD  
(SYCAMORE  
FARMS)

PROJECT  
SITE

PAD  
(ZANJERO  
TRAILS)

# FS22-0974 ZONING MAP







| LOT AREA TABLE |           |           |          |
|----------------|-----------|-----------|----------|
| LOT #          | AREA (SF) | AREA (AC) | CATEGORY |
| 2401           | 7,700     | 0.1768    | C        |
| 2402           | 7,700     | 0.1768    | C        |
| 2403           | 7,701     | 0.1768    | C        |
| 2404           | 7,902     | 0.1814    | C        |
| 2405           | 14,997    | 0.3443    | D2       |
| 2406           | 7,718     | 0.1772    | D2       |
| 2407           | 6,600     | 0.1515    | D1       |
| 2408           | 6,600     | 0.1515    | D1       |
| 2409           | 7,690     | 0.1765    | C        |
| 2410           | 15,938    | 0.3659    | D2       |
| 2411           | 8,797     | 0.2020    | C        |
| 2412           | 6,681     | 0.1534    | D1       |
| 2413           | 6,600     | 0.1515    | D1       |
| 2414           | 7,700     | 0.1768    | C        |
| 2415           | 6,591     | 0.1513    | D1       |
| 2416           | 7,003     | 0.1608    | D1       |
| 2417           | 13,836    | 0.3176    | C        |
| 2418           | 13,941    | 0.3200    | D2       |
| 2419           | 7,564     | 0.1736    | D1       |
| 2420           | 6,900     | 0.1584    | D1       |
| 2421           | 5,750     | 0.1320    | D1       |
| 2422           | 5,750     | 0.1320    | D1       |
| 2423           | 6,900     | 0.1584    | D1       |
| 2424           | 7,964     | 0.1828    | D2       |
| 2425           | 7,964     | 0.1828    | D2       |
| 2426           | 6,900     | 0.1584    | D1       |
| 2427           | 5,750     | 0.1320    | D1       |
| 2428           | 5,750     | 0.1320    | D1       |
| 2429           | 7,029     | 0.1614    | D1       |
| 2430           | 13,505    | 0.3100    | D2       |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N58°25'06"E | 57.00' |
| L2         | N58°25'06"E | 50.49' |
| L3         | N58°25'06"E | 12.50' |
| L4         | N90°00'00"E | 51.27' |
| L5         | S47°29'33"E | 46.60' |
| L6         | S14°28'15"E | 14.36' |
| L7         | N30°20'13"E | 23.98' |
| L8         | S89°58'53"E | 40.01' |
| L9         | S00°00'00"E | 40.01' |
| L10        | N31°34'54"W | 40.00' |
| L11        | N58°25'06"E | 40.00' |
| L12        | N00°00'00"E | 43.76' |
| L13        | N00°00'00"E | 43.76' |
| L14        | S68°36'49"W | 14.36' |
| L15        | S21°23'11"E | 40.00' |
| L16        | N58°25'06"E | 57.00' |

| CURVE TABLE |         |         |           |         |         |             |
|-------------|---------|---------|-----------|---------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | TANGENT | CHORD   | CHORD BRG   |
| C1          | 81.85'  | 460.00' | 10°11'43" | 41.03'  | 81.75'  | S63°30'58"W |
| C2          | 94.27'  | 60.00'  | 90°01'07" | 60.02'  | 84.87'  | S45°00'33"W |
| C3          | 62.84'  | 40.00'  | 90°01'07" | 40.01'  | 56.58'  | S45°00'33"W |
| C4          | 31.42'  | 20.00'  | 90°01'07" | 20.01'  | 28.29'  | S45°00'33"W |
| C5          | 62.51'  | 40.00'  | 89°32'03" | 39.68'  | 56.34'  | N45°12'52"W |
| C6          | 93.76'  | 60.00'  | 89°32'03" | 59.51'  | 84.51'  | N45°12'52"W |
| C7          | 125.01' | 80.00'  | 89°32'03" | 79.35'  | 112.68' | N45°12'52"W |
| C8          | 54.34'  | 100.00' | 31°08'03" | 27.86'  | 53.67'  | S16°00'52"E |
| C9          | 65.21'  | 120.00' | 31°08'03" | 33.43'  | 64.41'  | S16°00'52"E |
| C10         | 76.08'  | 140.00' | 31°08'03" | 39.00'  | 75.14'  | S16°00'52"E |

| CURVE TABLE |        |         |           |         |        |             |
|-------------|--------|---------|-----------|---------|--------|-------------|
| CURVE       | LENGTH | RADIUS  | DELTA     | TANGENT | CHORD  | CHORD BRG   |
| C11         | 31.42' | 20.00'  | 90°00'00" | 20.00'  | 28.28' | S76°34'54"E |
| C12         | 31.42' | 20.00'  | 90°00'00" | 20.00'  | 28.28' | N13°25'06"E |
| C13         | 31.42' | 20.00'  | 90°00'00" | 20.00'  | 28.28' | S76°34'54"E |
| C14         | 62.83' | 40.00'  | 90°00'00" | 40.00'  | 56.57' | S76°34'54"E |
| C15         | 94.25' | 60.00'  | 89°59'53" | 60.00'  | 84.85' | S76°34'50"E |
| C16         | 33.07' | 60.00'  | 31°34'54" | 16.97'  | 32.66' | S15°47'27"E |
| C17         | 44.10' | 80.00'  | 31°34'54" | 22.62'  | 43.54' | S15°47'27"E |
| C18         | 55.12' | 100.00' | 31°34'54" | 28.28'  | 54.43' | S15°47'27"E |
| C19         | 85.41' | 480.00' | 10°11'43" | 42.82'  | 85.30' | S63°30'58"W |
| C20         | 88.97' | 500.00' | 10°11'43" | 44.60'  | 88.85' | S63°30'58"W |

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2.5" IRON PIPE IN POTHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2644.60 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 1766.46 FEET TO A POINT ON SAID SOUTH LINE;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 1536.44 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 68 DEGREES 36 MINUTES 49 SECONDS WEST, 192.07 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET;

THENCE SOUTHWESTERLY 81.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 43 SECONDS;

THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 535.52 FEET;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 732.79 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 50.49 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, 604.08 FEET;

THENCE SOUTH 1 DEGREES 30 MINUTES 09 SECONDS EAST, 98.60 FEET;

THENCE SOUTH 57 DEGREES 54 MINUTES 18 SECONDS WEST, 83.08 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 151.88 FEET;

THENCE NORTH 68 DEGREES 36 MINUTES 49 SECONDS EAST, 420.81 FEET;

THENCE SOUTH 21 DEGREES 23 MINUTES 11 SECONDS EAST, 110.00 FEET;

THENCE SOUTH 68 DEGREES 36 MINUTES 49 SECONDS WEST, 14.36 FEET;

THENCE SOUTH 21 DEGREES 23 MINUTES 11 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.0144 ACRES, MORE OR LESS.

| TRACT USE TABLE |                                                                               |           |           |
|-----------------|-------------------------------------------------------------------------------|-----------|-----------|
| TRACT           | USE                                                                           | AREA (SF) | AREA (AC) |
| Q3-A            | LANDSCAPE, OPEN SPACE, EMERGENCY ACCESS EASEMENT & ** PUBLIC UTILITY EASEMENT | 12,076    | 0.2772    |
| Q3-B            | LANDSCAPE, OPEN SPACE, EXCLUSIVE SEWER EASEMENT & ** PUBLIC UTILITY EASEMENT  | 2,786     | 0.0639    |
| Q3-C            | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                            | 5,526     | 0.1269    |
| Q3-D            | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                            | 1,219     | 0.0280    |
| Q3-PS1          | PRIVATE STREET TRACT & PUBLIC UTILITY EASEMENT                                | 78,081    | 1.7925    |

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. \*\* THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK \*\*) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2258 | F:480.503.2258  
www.epsgroupinc.com

Prasada  
Toll at Prasada, Unit Q - Phase 3 - SF  
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

|  |  |
|--|--|
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Designer: RAJ  
Drawn by: TJP

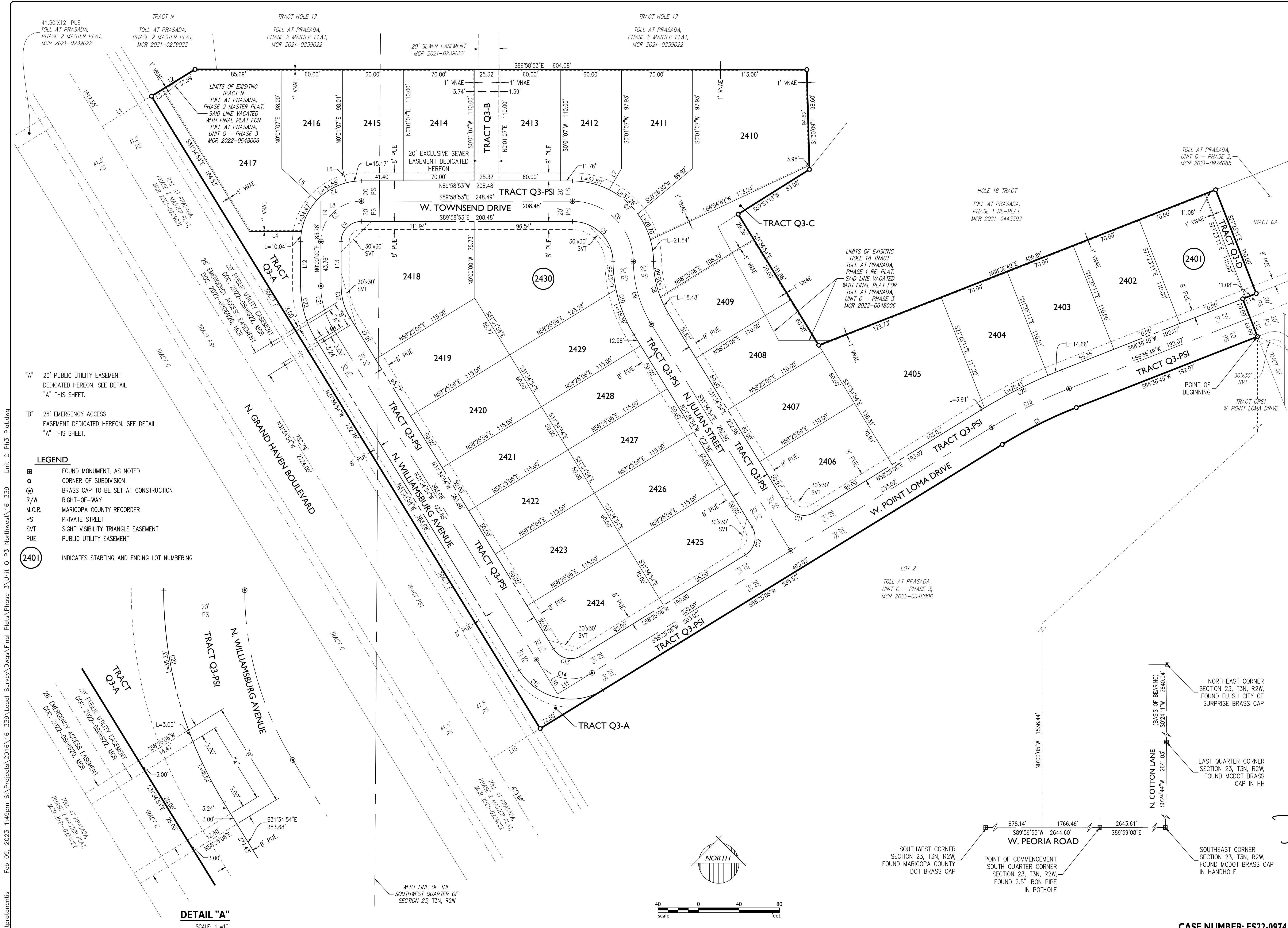
Job No.  
16-339

FP02

Sheet No.  
2  
of 3

CASE NUMBER: FS22-0974





1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2350 | F:480.503.2358  
www.epsgroupinc.com

**EPS GROUP**

Prasada  
Toll at Prasada, Unit Q - Phase 3 - SF

Project

Revisions:

Designer: RAJ  
Drawn by: TJP

REGISTERED LAND SURVEYOR  
37495  
ROBERT A. JOHNSTON  
State of Arizona

Job No.  
**16-339**  
FP03  
Sheet No.  
**3**  
of 3

CASE NUMBER: FS22-0974

Page 58 of 419



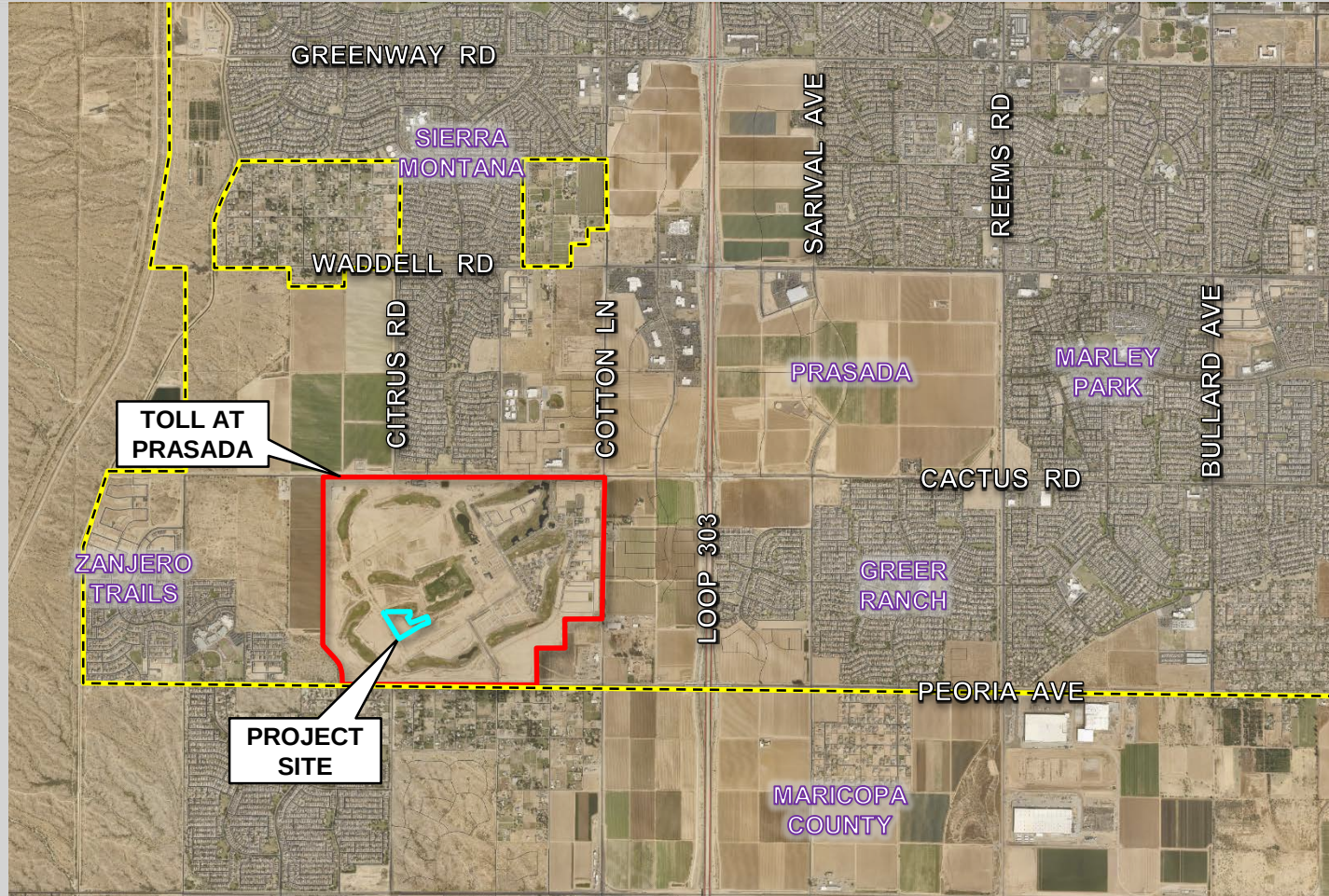
**SURPRISE**  
ARIZONA

**FS22-0974**  
**Toll at Prasada Unit Q Phase 3**  
**Final Plat**

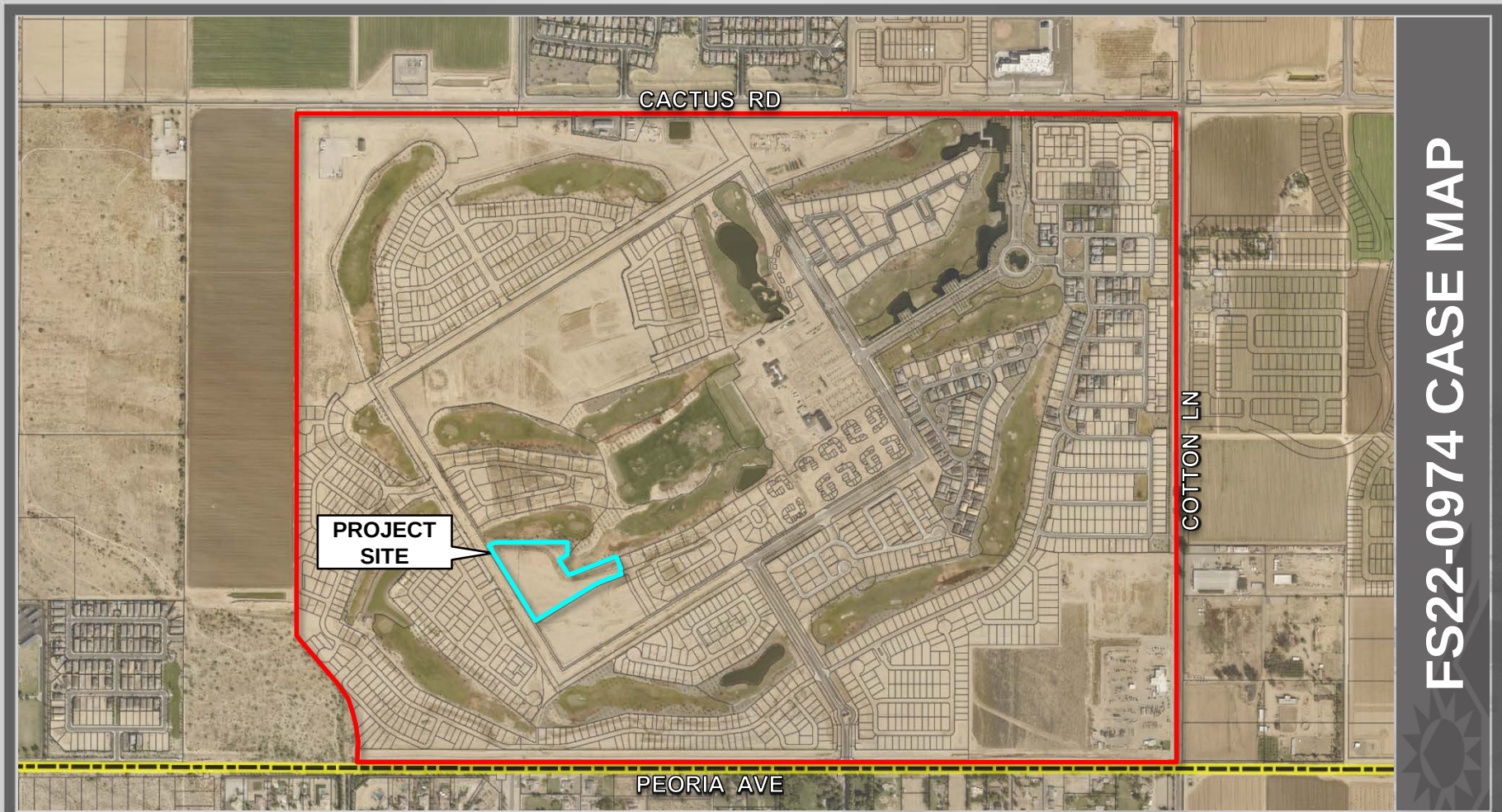
City Council  
April 18, 2023



# FS22-0974 VICINITY MAP







FS22-0974 CASE MAP



PAD  
(PRASADA)

PAD  
(SARAH ANN RANCH)

RM-9  
PUD

C-3

PAD  
(PRASADA)

PAD  
(PRASADA)

PAD  
(PRASADA)

PAD  
(SYCAMORE  
FARMS)

PROJECT  
SITE

PAD  
(ZANJERO  
TRAILS)

# FS22-0974 ZONING MAP

# Sterling Grove Master Plan







Prasada  
Toll at Prasada, Unit Q - Phase 3 - SF  
FINAL RE-PLAT



# FS22-0974 FINAL PLAT



**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You



**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 18, 2023      Contact Person: Jessica Brinton  
Submitting Department: Community Development      District: District 1  
Staff Recommendations:

---

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

---

**Agenda Wording:**

Consideration and action pertaining to approval of the Plat entitled, “Master Plat for Asante Planning Area 3” and dated March 1, 2023, a property generally located near Asante Boulevard and Pat Tillman Boulevard; Case FS22-1524.

---

**Motion:**

I move to approve the Plat entitled, “Master Plat for Asante Planning Area 3” and dated March 1, 2023.

---

**Background:**

Diego Ortiz, with HILGARTWILSON, seeks approval of a Final Plat of the subject property.

---

**Objective Analysis:**

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

---

**Policy Compliant:**

This proposed Final Plat is consistent with the Surprise General Plan 2035, Asante PAD, and the Land Development Ordinance.

---

**Financial Impact:**

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

---

**Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

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

---

**ATTACHMENTS:**

1. 00 - FS22-1524 Asante Planning Area 3 Master Plat - Staff Report 041823 CC

2. 01 - FS22-1524 Asante Planning Area 3 Master Plat - Vicinity Map
  3. 02 - FS22-1524 Asante Planning Area 3 Master Plat - Zoning Map
  4. 03 - FS22-1524 Asante Planning Area 3 Master Plat - Final Plat 040723
  5. 04 - FS22-1524 Asante Planning Area 3 Master Plat - Luke AFB Letter
  6. FS22-1524 Asante Planning Area 3 Master Plat - Presentation
-



# FINAL PLAT

## REPORT TO THE CITY COUNCIL

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**Case:** FS22-1524

**Project Name:** Asante Planning Area 3 Master Plat

**Council District:** 1 – Acacia

**City Council Date:** April 18, 2023

**Planner:** Jessica Brinton, Planner II

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**Owner:** Asante Development Partners, LLC

**Applicant:** Diego Ortiz of HILGARTWILSON

**Request:** The applicant seeks approval of the Master Plat for the subject property

**Site Location:** Generally located near Asante Boulevard and Pat Tillman Boulevard

**Site Size:** 243 gross acres (approx.)

**Density:** N/A

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

**Findings:**

- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**PROJECT DESCRIPTION:**

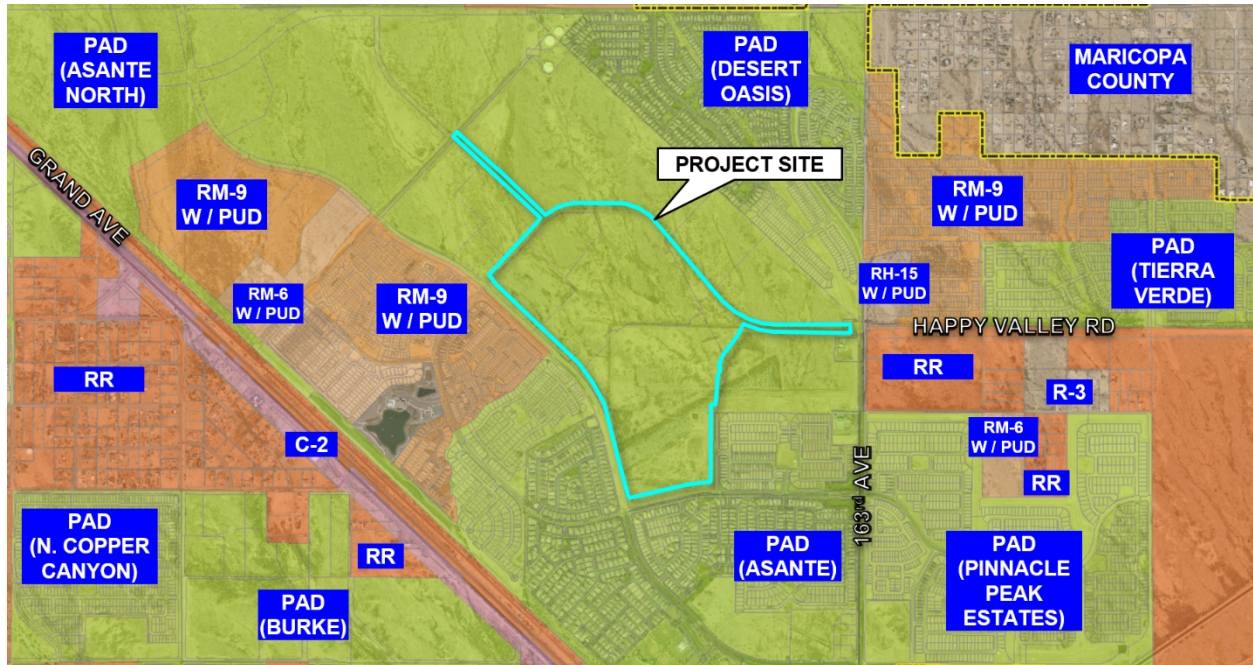
Diego Ortiz of HILGARTWILSON, on behalf of Asante Development Partners, LLC, seeks approval of a Master Plat for Asante Planning Area 3. The applicant seeks to subdivide the subject property into 11 units and offsite roadway improvements to Pat Tillman Boulevard, 166<sup>th</sup> Drive, Asante Boulevard, Happy Valley Road, and Cottontail Lane. Ten of the units will be developed with single-family residential and one unit will be developed

as a clubhouse. Subsequent Final Plats will be required for each of the single-family residential units, and a site plan review will be required for the clubhouse.

Of the total acreage for this Master Plat, approximately 24 acres are reserved for right-of-way and approximately 219 acres are reserved for the various units.

### **SURROUNDING LAND ZONING:**

The following map depicts the existing zoning of the subject site and its surrounds:



|              |                     |              |
|--------------|---------------------|--------------|
| PAD – Asante | PAD – Asante        | PAD – Asante |
| PAD – Asante | <b>PAD – Asante</b> | PAD – Asante |
| PAD – Asante | PAD – Asante        | PAD – Asante |

### **BACKGROUND:**

**November 3, 1988:** The City Council approved Ordinance 88-24 for the annexation of the subject property.

**November 24, 2004:** The City Council approved Ordinance 04-41 for the Asante Planned Area Development under case PAD04-124.

**August 29, 2022:** A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

**November 17, 2022:** The Planning and Zoning Commission approved a Preliminary Plat for Asante Planning Area 3 under case FS22-0781.

**November 18, 2022:** The applicant filed the subject case, FS22-1524.

**ANALYSIS AND DISCUSSION:**

The subject request includes a Master Plat for Planning Area 3 of the Asante PAD. No individual single-family lots are being platted as a part of this request. Subsequent Final Plats will be processed for the single-family units within the Master Plat area. A separate site plan will be submitted for the clubhouse unit. The subsequent Final Plats and home products will be consistent with the Preliminary Plat and the Asante PAD requirements.

***Phasing, if applicable***

The applicant plans to submit separate Final Plats for each single-family unit within the Master Plat area.

***Access***

Access to the development will be from Pat Tillman Boulevard on the south side and Happy Valley Road on the north side. Both roadways will provide access to 163<sup>rd</sup> Avenue to the east. On the east side of the Plat, 166<sup>th</sup> Drive provides an additional connection between Happy Valley Road and Asante Boulevard.

Internal circulation will be provided between the units of the Master Plat and will be platted on separate subsequent Final Plats.

***Open Space & Landscaping***

Open space will be identified on the subsequent Final Plats for each of the units within this Master Plat. Landscaping will incorporate native and low water use plants, as required by the City, and will be consistent with the overall Asante Development.

**Utility and Services Table:**

|                  |                                |
|------------------|--------------------------------|
| Water:           | City of Surprise               |
| Wastewater:      | City of Surprise               |
| School District: | Dysart Unified School District |

**Conformance with Adopted Plans:**

The Surprise General Plan shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 dwelling units/acre or more. The Preliminary Plat for this area as well as subsequent Final Plats will be consistent with the General Plan in this regard.

This request is consistent with the General Plan in that it promotes connectivity to existing and future development within the Asante PAD for a range of mobility options.

110 **Reviewing Agencies:**

111  
112 This request was reviewed by internal city reviewing departments, who indicated no objection  
113 to the request. The following external agencies also indicated no objection to the request:  
114 Maricopa Water District, Luke Air Force Base.

115  
116 The following external agencies were included in the review request but did not provide a  
117 response: Maricopa County Flood Control District, Maricopa County Department of  
118 Transportation, Maricopa Association of Governments, Dysart Unified School District, United  
119 States Postal Service, Cox, and Southwest Gas.

120  
121 **Summary:**

122  
123 The subject Final Plat meets the requirements of the Asante PAD, in addition to other  
124 applicable requirements. All city reviewing departments have reviewed the request and  
125 expressed no concerns.

126  
127 **Findings:**

- 128  
129
  - The proposed Final Plat is consistent with the Preliminary Plat approved under case

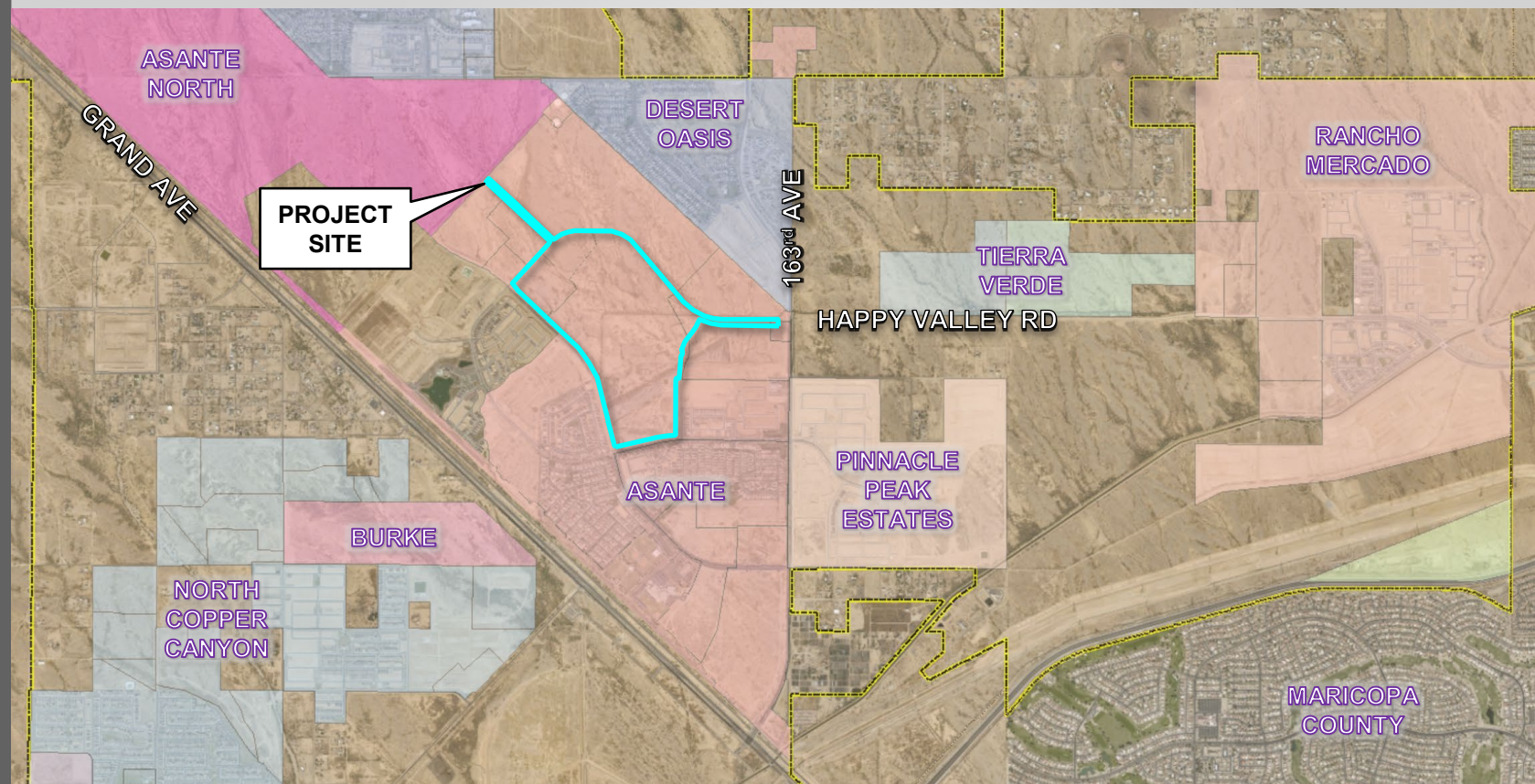
130 FS22-0781.

  - The proposed Final Plat is consistent with the applicable City of Surprise regulations.
  - The reviewing agencies have indicated no objections to the request.

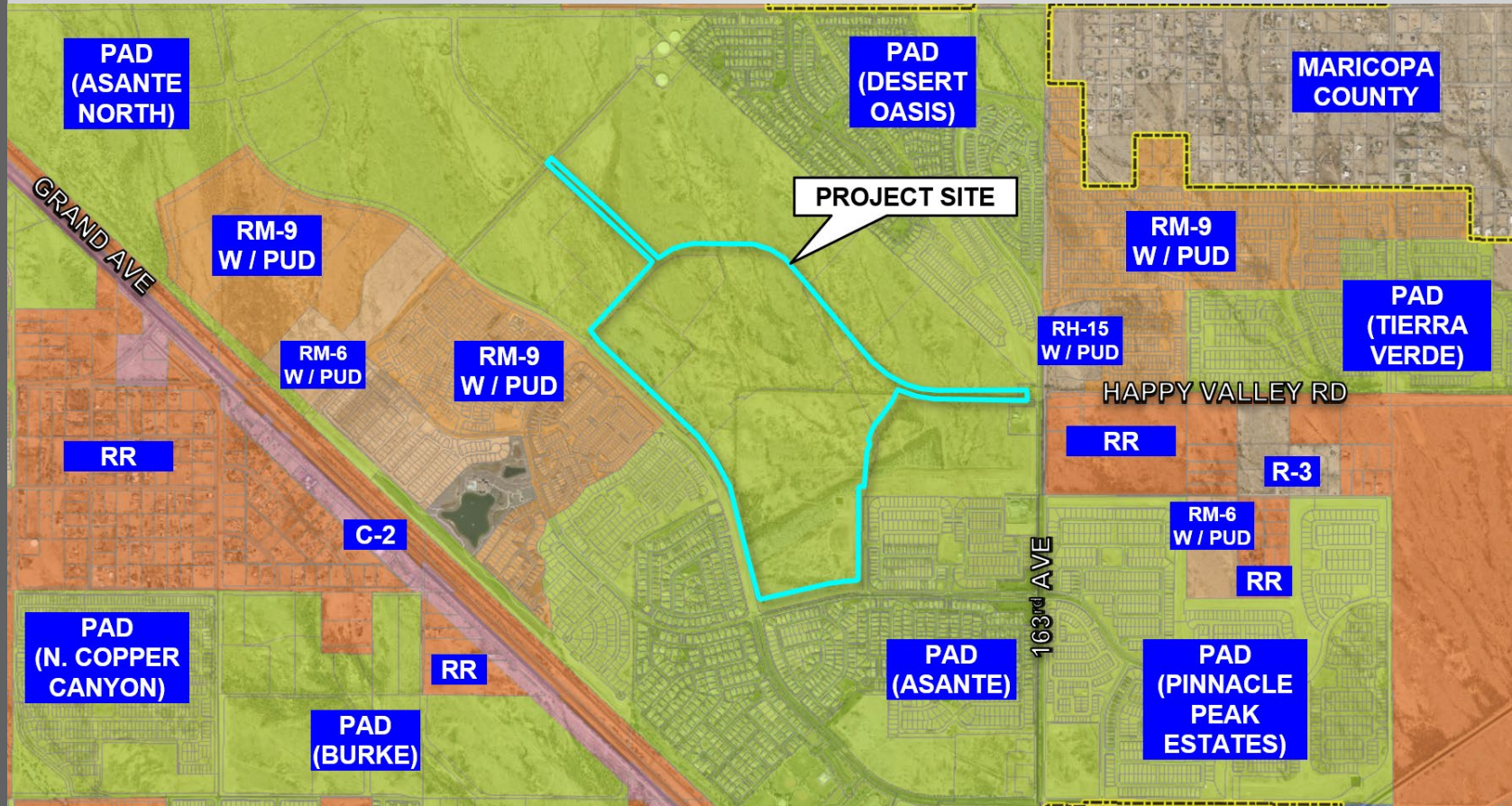
131  
132  
133  
134 **Attachments:**

135  
136 01 Vicinity Map  
137 02 Zoning Map  
138 03 Final Plat  
139 04 Luke AFB Letter  
140 PPT









# FS22-1524 ZONING MAP



## DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ASANTE PLANNING AREA 3", BEING PORTIONS OF LAND BEING SITUATED WITHIN THE SOUTH HALF OF SECTION 1, THE EAST HALF OF SECTION 2 AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ASANTE PLANNING AREA 3" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

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

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

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

IN WITNESS WHEREOF:

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 5th DAY OF APRIL, 2023.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

ITS: VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF Arizona }  
COUNTY OF Maricopa } SS

ON THIS, THE 5th DAY OF April, 2023, BEFORE ME, PERSONALLY APPEARED Jeff Gunderson WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Vice President OF ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE AS Vice President BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature] DATE: July 29, 2024  
NOTARY PUBLIC MY COMMISSION EXPIRES

## COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Katie Voigt AS President OF ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES OF SAID ASSOCIATION SET FORTH HEREIN.

BY: [Signature]  
TITLE: President

PRINTED NAME: Katie Voigt

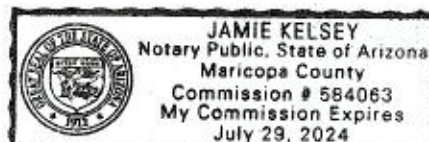
## ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS, THE 5th DAY OF April, 2023, BEFORE ME, PERSONALLY APPEARED Katie Voigt WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE AS President BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: [Signature] DATE: July 29, 2024  
NOTARY PUBLIC MY COMMISSION EXPIRES



# MASTER PLAT FOR ASANTE PLANNING AREA 3 SURPRISE, ARIZONA

PORTIONS OF LAND BEING SITUATED WITHIN THE SOUTH HALF  
OF SECTION 1, THE EAST HALF OF SECTION 2 AND SECTION  
12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND  
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## LENDERS' CONSENT:

THE UNDERSIGNED, WHICH IS THE BENEFICIARY AND ADMINISTRATIVE AGENT ON BEHALF OF ITSELF AND OTHER LENDERS AS DEFINED IN THE LOAN AGREEMENT OF EVEN DATE WITH THE DEED OF TRUST ("LENDERS"), UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FUTURE FILING (WITH ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT) RECORDED ON NOVEMBER 10, 2022, AT DOCUMENT NO. 20220831563 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA (THE "DEED OF TRUST") AS A FIRST LIEN ON THE PROPERTY DESCRIBED IN THE DEED OF TRUST ("LENDERS' LIEN"), FOR AND ON BEHALF OF THE LENDERS AND THEIR SUCCESSORS AND ASSIGNS, HEREBY (A) CONSENTS TO THE RECORDATION OF THIS MASTER PLAT OF ASANTE PLANNING AREA 3 (THE "MASTER PLAT"), INCLUDING EACH AND EVERY DEDICATION, EASEMENT, RIGHT-OF-WAY, COVENANT, CONDITION AND RESTRICTION MORE SPECIFICALLY SET FORTH IN THE MASTER PLAT, (B) AGREES THAT, UPON THE RECORDATION OF THE MASTER PLAT, LENDERS' LIEN WITH RESPECT TO THE PROPERTY DESCRIBED IN THE MASTER PLAT IS HEREBY DEEMED SUBJECT AND SUBORDINATE TO THE MASTER PLAT; WITH LENDERS' LIEN CONTINUING IN EFFECT AGAINST SUCH PROPERTY AS SUCH LEGAL DESCRIPTION HAS BEEN MODIFIED BY RECORDATION OF THE MASTER PLAT, AND (C) AGREES THAT UPON RECORDATION OF THE MASTER PLAT ALL PROPERTY DEDICATED TO THE CITY OF SURPRISE HEREUNDER IS HEREBY RELEASED FROM THE LENDERS LIEN.

DATED: April 3rd, 2023.

ZIONS BANCORPORATION, N.A. DBA CALIFORNIA BANK & TRUST

BY: [Signature]

NAME: Sean Reilly

ITS: Vice President

## ACKNOWLEDGMENT FOR LENDERS' CONSENT

STATE OF California }  
COUNTY OF Orange } SS

ON THIS, THE 3 DAY OF April, 2023, BEFORE ME APPEARED Sean Reilly WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Vice President OF ZIONS BANCORPORATION, N.A., DBA CALIFORNIA BANK & TRUST, ON BEHALF THEREOF.

[Signature] 9/17/23  
NOTARY PUBLIC MY COMMISSION EXPIRES

## LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION



## BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 1390, PAGE 02, MARICOPA COUNTY RECORDS, AND BETWEEN THE MONUMENTS AS SHOWN HEREON.

## PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

## RELEASE OF LIABILITY

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

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

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

## 100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE DESERT OASIS PUBLIC WATER SYSTEM 04-07-523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

## OWNER

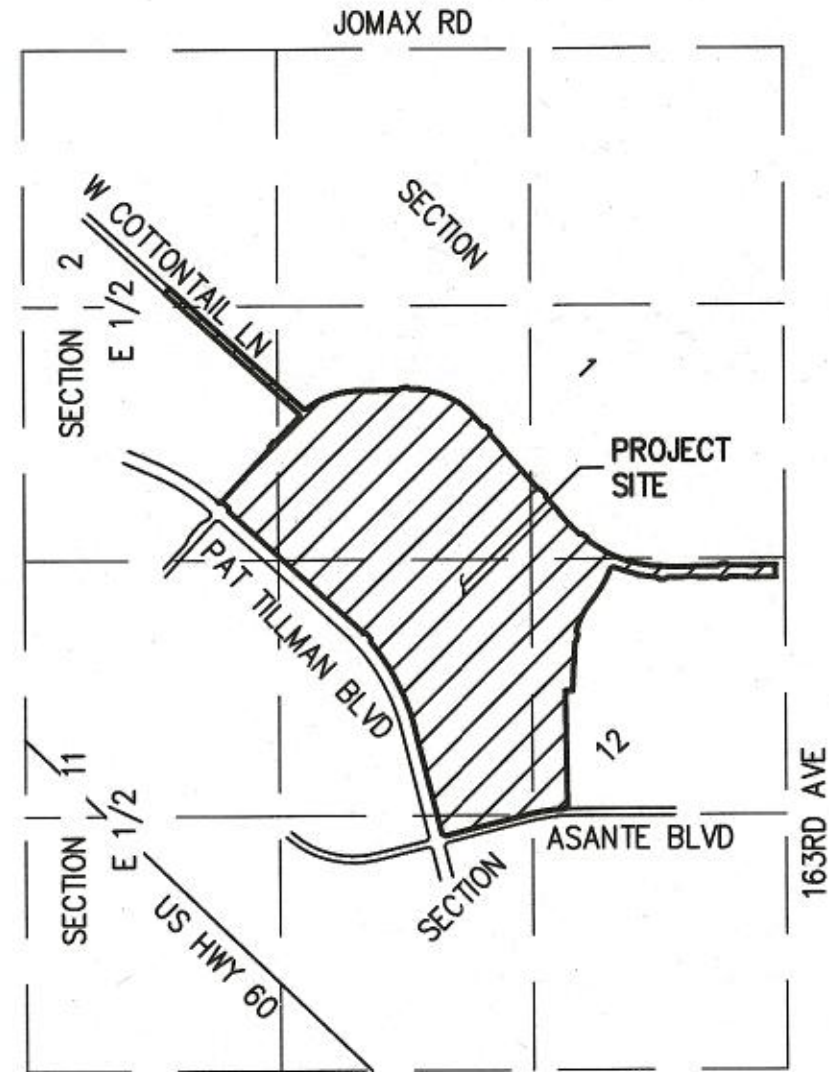
ASANTE DEVELOPMENT PARTNERS, LLC  
1665 W. ALAMEDA DRIVE, SUITE 130  
TEMPE, ARIZONA 85282

## SURVEYOR

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
CONTACT: BRIAN J. BENEDICT, RLS

## SHEET INDEX

MP01 COVER SHEET  
MP02 LEGAL DESCRIPTION  
MP03 SHEET INDEX MAP,  
AREA TABLES & NOTES  
MP04-MP11 MASTER PLAT SHEETS



## VICINITY MAP

NOT TO SCALE

## NOTES

- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL.
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
- THE MAINTENANCE OF THE LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
- THIS MASTER PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS22-0781.
- DEVELOPMENT STANDARDS ARE PER THE CITY OF SURPRISE ZONING CASE FS22-0756 OR AS SUBSEQUENTLY AMENDED.

## CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST: \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

BY:  
BRIAN J. BENEDICT, RLS  
RLS# 32222  
HILGARTWILSON, LLC.  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
P: (602) 490-0535  
bbenedict@hilgartwilson.com



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436  
www.hilgartwilson.com

**ASANTE PLANNING AREA 3**  
N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA  
**MASTER PLAT**

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STATUS:

PROJ. NO.: 1909

DATE: MAR 2023

SCALE: NONE

DRAWN: GS/JHVD

APPROVED: BJB

DWG. NO.

**MP01**

SHT. 1 OF 11

**FS22-1524**



LEGAL DESCRIPTION

PORTIONS OF LAND BEING SITUATED WITHIN THE SOUTH HALF OF SECTION 1, THE EAST HALF OF SECTION 2 AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2 INCH ALUMINUM CAP RLS 36562 ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 12 FROM WHICH A FOUND 2-3/4 INCH CITY OF SURPRISE BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°44'56" WEST, 2634.27 FEET;

THENCE SOUTH 00°44'56" WEST, 70.31 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE LEAVING SAID EAST LINE, NORTH 89°15'04" WEST, 88.32 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 163RD AVENUE AS SHOWN IN THE MAP OF DEDICATION FOR ASANTE PHASE ONE RECORDED BOOK 857, PAGE 17, MARICOPA COUNTY RECORDS, ARIZONA, BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE:

THENCE SOUTH 45°55'00" WEST, 12.94 FEET;

THENCE SOUTH 00°45'04" WEST, 110.00 FEET;

THENCE SOUTH 44°04'58" EAST, 15.34 FEET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 89°20'59" WEST, 305.81 FEET;

THENCE NORTH 00°44'56" EAST, 10.00 FEET;

THENCE NORTH 89°20'59" WEST, 197.36 FEET;

THENCE SOUTH 45°39'01" WEST, 28.28 FEET;

THENCE SOUTH 85°53'12" WEST, 60.21 FEET;

THENCE NORTH 44°20'59" WEST, 28.28 FEET;

THENCE NORTH 89°20'59" WEST, 210.00 FEET;

THENCE NORTH 00°39'01" EAST, 5.00 FEET;

THENCE NORTH 89°20'59" WEST, 315.99 FEET;

THENCE SOUTH 46°39'59" WEST, 28.72 FEET;

THENCE SOUTH 88°26'01" WEST, 70.18 FEET;

THENCE NORTH 41°36'07" WEST, 28.73 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1460.00 FEET, THE CENTER OF WHICH BEARS NORTH 04°40'45" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'06", AN ARC LENGTH OF 205.17 FEET TO A NON-TANGENT LINE;

THENCE NORTH 12°43'51" EAST, 5.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1455.00 FEET, THE CENTER OF WHICH BEARS NORTH 12°43'51" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'35", AN ARC LENGTH OF 267.74 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 69°33'13" WEST, 28.72 FEET;

THENCE SOUTH 25°26'23" WEST, 78.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°47'42", AN ARC LENGTH OF 231.13 FEET TO A TANGENT LINE;

THENCE SOUTH 38°14'05" WEST, 134.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°32'07", AN ARC LENGTH OF 314.24 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 32°44'07" EAST, 27.44 FEET;

THENCE SOUTH 04°51'45" WEST, 70.35 FEET;

THENCE SOUTH 53°52'41" WEST, 27.43 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 758.00 FEET, THE CENTER OF WHICH BEARS SOUTH 83°34'45" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°07'57", AN ARC LENGTH OF 41.44 FEET TO A TANGENT LINE;

THENCE SOUTH 03°17'18" WEST, 181.17 FEET;

THENCE NORTH 86°42'42" WEST, 7.00 FEET;

THENCE SOUTH 03°17'18" WEST, 282.59 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR N. 166TH DRIVE ALSO BEING THE NORTHWEST CORNER OF TRACT J AS SHOWN IN THE FINAL PLAT OF ASANTE 4.5 - PARCEL 1 RECORDED IN BOOK 1465 OF MAPS, PAGE 2, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE THE FOLLOWING NINE (9) COURSES ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID FINAL PLAT:

THENCE NORTH 86°42'42" WEST, 75.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1040.00 FEET, THE CENTER OF WHICH BEARS SOUTH 86°42'42" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°02'37", AN ARC LENGTH OF 55.25 FEET TO A TANGENT LINE;

THENCE SOUTH 00°14'41" WEST, 382.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°38'42", AN ARC LENGTH OF 2.67 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°38'42", AN ARC LENGTH OF 27.35 FEET TO A TANGENT LINE;

THENCE SOUTH 00°14'41" WEST, 113.00 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 01°23'31" EAST, 70.03 FEET;

THENCE SOUTH 00°14'41" WEST, 551.26 FEET;

THENCE SOUTH 44°28'14" WEST, 42.99 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF W. ASANTE BOULEVARD OF SAID MAP OF DEDICATION FOR ASANTE PHASE ONE BEING A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2035.00 FEET, THE CENTER OF WHICH BEARS SOUTH 01°43'33" EAST;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE:

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°16'46", AN ARC LENGTH OF 400.62 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 76°59'47" WEST, 883.19 FEET;

THENCE NORTH 58°00'13" WEST, 42.42 FEET TO THE TO THE EASTERLY RIGHT OF WAY LINE OF PAT TILLMAN BOULEVARD AS SHOWN IN THE MAP OF DEDICATION FOR ASANTE PHASE TWO RECORDED IN BOOK 885 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE:

THENCE NORTH 13°00'13" WEST, 1139.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2267.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°39'12", AN ARC LENGTH OF 1015.24 FEET TO A NON-TANGENT LINE;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 05°25'37" EAST, 35.72 FEET

THENCE NORTH 40°10'23" WEST, 70.00 FEET;

THENCE NORTH 85°46'24" WEST, 35.72 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF PAT TILLMAN BOULEVARD TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2267.50 FEET, THE CENTER OF WHICH BEARS SOUTH 48°18'39" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°47'18", AN ARC LENGTH OF 189.50 FEET TO A TANGENT LINE;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE:

THENCE NORTH 46°28'39" WEST, 1693.99 FEET;

THENCE NORTH 01°28'39" WEST, 42.43 FEET;

THENCE NORTH 46°28'39" WEST, 80.00 FEET;

THENCE SOUTH 88°31'21" WEST, 42.43 FEET;

THENCE NORTH 46°28'39" WEST, 1.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2267.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°20'58", AN ARC LENGTH OF 13.83 FEET TO A NON-TANGENT LINE;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°27'44" EAST, 42.47 FEET;

THENCE NORTH 43°31'21" EAST, 851.22 FEET;

THENCE NORTH 01°28'39" WEST, 28.28 FEET;

THENCE NORTH 39°26'13" EAST, 70.18 FEET;

THENCE NORTH 88°31'21" EAST, 28.28 FEET;

THENCE NORTH 43°31'21" EAST, 205.00 FEET;

THENCE SOUTH 46°28'39" EAST, 5.00 FEET;

THENCE NORTH 43°31'21" EAST, 21.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°55'32", AN ARC LENGTH OF 13.81 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00°41'27" WEST, 27.89 FEET;

THENCE NORTH 46°28'39" WEST, 518.91 FEET;

THENCE SOUTH 88°31'21" WEST, 28.28 FEET

THENCE NORTH 46°28'39" WEST, 70.00 FEET

THENCE NORTH 01°28'39" WEST, 28.28 FEET

THENCE NORTH 46°28'39" WEST, 836.75 FEET

THENCE SOUTH 88°31'21" WEST, 28.28 FEET

THENCE NORTH 46°28'39" WEST, 70.00 FEET

THENCE NORTH 01°28'39" WEST, 28.28 FEET

THENCE NORTH 46°28'39" WEST, 310.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 173RD AVENUE AS SHOWN IN THE MAP OF DEDICATION FOR ASANTE NORTH - PHASE ONE RECORDED IN BOOK 918, PAGE 8, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE NORTH 43°31'21" EAST, 70.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 46°28'39" EAST, 856.02 FEET

THENCE NORTH 88°31'21" EAST, 28.28 FEET;

THENCE SOUTH 46°28'39" EAST, 50.00 FEET;

THENCE SOUTH 01°28'39" EAST, 28.28 FEET;

THENCE SOUTH 46°28'39" EAST, 940.13 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTH 87°43'01" EAST, 30.34 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860.00 FEET, THE CENTER OF WHICH BEARS SOUTH 38°12'02" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'25", AN ARC LENGTH OF 205.49 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 24°30'37" EAST, 5.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 855.00 FEET, THE CENTER OF WHICH BEARS SOUTH 24°30'37" EAST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'20", AN ARC LENGTH OF 341.56 FEET TO A NON-TANGENT LINE;

THENCE NORTH 44°31'41" EAST, 28.52 FEET;

THENCE NORTH 85°54'22" EAST, 70.18 FEET;

THENCE SOUTH 45°00'00" EAST, 28.28 FEET;

THENCE NORTH 90°00'00" EAST, 205.00 FEET;

THENCE SOUTH 00°00'00" EAST, 5.00 FEET;

THENCE NORTH 90°00'00" EAST, 147.65 FEET;

THENCE NORTH 44°42'35" EAST, 28.14 FEET;

THENCE NORTH 85°54'42" EAST, 70.13 FEET;

THENCE SOUTH 45°17'25" EAST, 28.43 FEET;

THENCE NORTH 90°00'00" EAST, 21.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'44", AN ARC LENGTH OF 183.80 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 12°14'44" WEST, 5.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 855.00 FEET, THE CENTER OF WHICH BEARS SOUTH 12°14'44" WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°02'10", AN ARC LENGTH OF 567.60 FEET TO A TANGENT LINE;

THENCE SOUTH 39°43'06" EAST, 116.64 FEET;

THENCE SOUTH 84°43'06" EAST, 28.28 FEET;

THENCE SOUTH 43°48'14" EAST, 70.18 FEET;

THENCE SOUTH 05°16'54" WEST, 28.28 FEET;

THENCE SOUTH 39°43'06" EAST, 205.00 FEET;

THENCE SOUTH 50°16'54" WEST, 5.00 FEET;

THENCE SOUTH 39°43'06" EAST, 568.37 FEET;

THENCE SOUTH 84°43'06" EAST, 28.28 FEET;

THENCE SOUTH 43°48'14" EAST, 70.18 FEET;

THENCE SOUTH 05°16'54" WEST, 28.28 FEET;

THENCE SOUTH 39°43'06" EAST, 205.00 FEET;

THENCE SOUTH 50°16'54" WEST, 5.00 FEET;

THENCE SOUTH 39°43'06" EAST, 152.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1345.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°58'54", AN ARC LENGTH OF 163.89 FEET TO A NON-TANGENT LINE;

THENCE NORTH 86°55'18" EAST, 27.82 FEET;

THENCE SOUTH 53°07'50" EAST, 70.18 FEET;

THENCE SOUTH 05°00'44" EAST, 27.82 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1340.00 FEET, THE CENTER OF WHICH BEARS NORTH 38°36'15" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°46'26", AN ARC LENGTH OF 205.20 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 29°49'49" WEST, 5.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1345.00 FEET, THE CENTER OF WHICH BEARS NORTH 29°49'49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°10'47", AN ARC LENGTH OF 684.99 FEET TO A TANGENT LINE;

THENCE SOUTH 89°20'59" EAST, 528.52 FEET;

THENCE NORTH 45°39'01" EAST, 28.28 FEET;

THENCE NORTH 86°33'53" EAST, 70.18 FEET;

THENCE SOUTH 44°20'59" EAST, 28.28 FEET;

THENCE SOUTH 89°20'59" EAST, 205.00 FEET;

THENCE SOUTH 00°39'01" WEST, 5.00 FEET;

THENCE SOUTH 89°20'59" EAST, 112.55 FEET;

THENCE NORTH 00°44'56" EAST, 10.00 FEET;

THENCE SOUTH 89°20'59" EAST, 179.18 FEET TO THE POINT OF BEGINNING.



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|                 |                        |
|-----------------|------------------------|
| PROJ. NO.: 1909 | STATUS:                |
| DATE: MAR 2023  | MUNICIPAL TRACKING NO: |
| SCALE: AS SHOWN |                        |
| DRAWN: GS/JHYD  |                        |
| APPROVED: BJB   |                        |

DWG. NO.  
**MP02**  
SHT. 2 OF 11

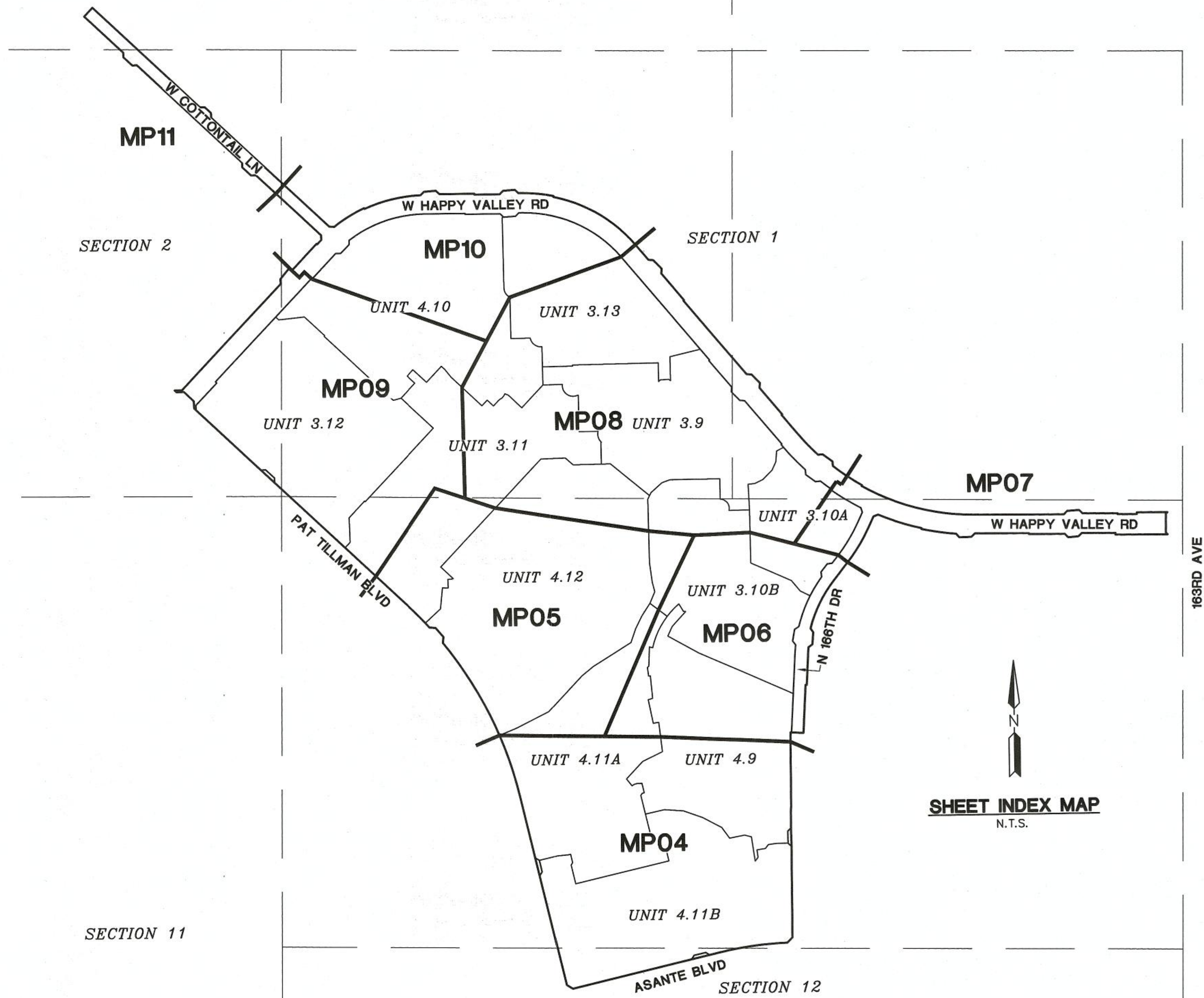
**ASANTE PLANING AREA 3**  
N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA

**MASTER PLAT**

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE 250 | P: 602.490.0635 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

FS22-1524





### FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

| PARCEL TABLE |              |              |                    |
|--------------|--------------|--------------|--------------------|
| PARCEL NO.   | AREA (SQ.FT) | AREA (ACRES) | USE                |
| UNIT 3.9     | 726,796      | 16.6849      | FUTURE DEVELOPMENT |
| UNIT 3.10A   | 340,569      | 7.8184       | FUTURE DEVELOPMENT |
| UNIT 3.10B   | 723,257      | 16.6037      | FUTURE DEVELOPMENT |
| UNIT 3.11    | 964,938      | 22.1519      | FUTURE DEVELOPMENT |
| UNIT 3.12    | 935,444      | 21.4748      | FUTURE DEVELOPMENT |
| UNIT 3.13    | 684,557      | 15.7153      | FUTURE DEVELOPMENT |
| UNIT 4.9     | 821,601      | 18.8614      | FUTURE DEVELOPMENT |
| UNIT 4.10    | 1,105,154    | 25.3708      | FUTURE DEVELOPMENT |
| UNIT 4.11A   | 881,369      | 20.2335      | FUTURE DEVELOPMENT |
| UNIT 4.11B   | 967,852      | 22.2188      | FUTURE DEVELOPMENT |
| UNIT 4.12    | 1,387,065    | 31.8426      | FUTURE DEVELOPMENT |

| PARCEL RIGHT OF WAY TABLE |              |              |                     |
|---------------------------|--------------|--------------|---------------------|
| PARCEL NO.                | AREA (SQ.FT) | AREA (ACRES) | USE                 |
| UNIT 3.12 ROW             | 1,800        | 0.0413       | FUTURE RIGHT OF WAY |
| UNIT 4.9 ROW              | 1,798        | 0.0413       | FUTURE RIGHT OF WAY |
| UNIT 4.11B ROW SOUTH      | 1,800        | 0.0413       | FUTURE RIGHT OF WAY |
| UNIT 4.11B ROW WEST       | 1,800        | 0.0413       | FUTURE RIGHT OF WAY |
| TOTAL PARCEL RIGHT OF WAY | 7,198        | 0.1652       | FUTURE RIGHT OF WAY |

| OFFSITE RIGHT OF WAY TABLE |              |              |                     |
|----------------------------|--------------|--------------|---------------------|
| PARCEL NO.                 | AREA (SQ.FT) | AREA (ACRES) | USE                 |
| N 166TH DR                 | 104,169      | 2.3914       | FUTURE RIGHT OF WAY |
| W COTTONTAIL LN            | 137,014      | 3.1454       | FUTURE RIGHT OF WAY |
| W HAPPY VALLEY RD          | 814,273      | 18.6931      | FUTURE RIGHT OF WAY |
| TOTAL OFFSITE RIGHT OF WAY | 1,055,456    | 24.2299      | FUTURE RIGHT OF WAY |

| RIGHT OF WAY         |              |              |                     |
|----------------------|--------------|--------------|---------------------|
|                      | AREA (SQ.FT) | AREA (ACRES) | USE                 |
| PARCEL RIGHT OF WAY  | 7,198        | 0.1652       | FUTURE RIGHT OF WAY |
| OFFSITE RIGHT OF WAY | 1,055,456    | 24.2299      | FUTURE RIGHT OF WAY |
| TOTAL RIGHT OF WAY   | 1,062,654    | 24.3951      | FUTURE RIGHT OF WAY |

### AREAS:

PARCEL AREA = 9,538,602 SQ. FT. OR 218.9762 ACRES  
RIGHT OF WAY AREA = 1,062,654 SQ. FT. OR 24.39951 ACRES  
GROSS AREA = 10,601,256 SQ. FT. OR 243.3713 ACRES



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PROJ. NO.: 1909  
DATE: MAR 2023  
SCALE: NONE  
DRAWN: GS/JHVD  
APPROVED: BJB

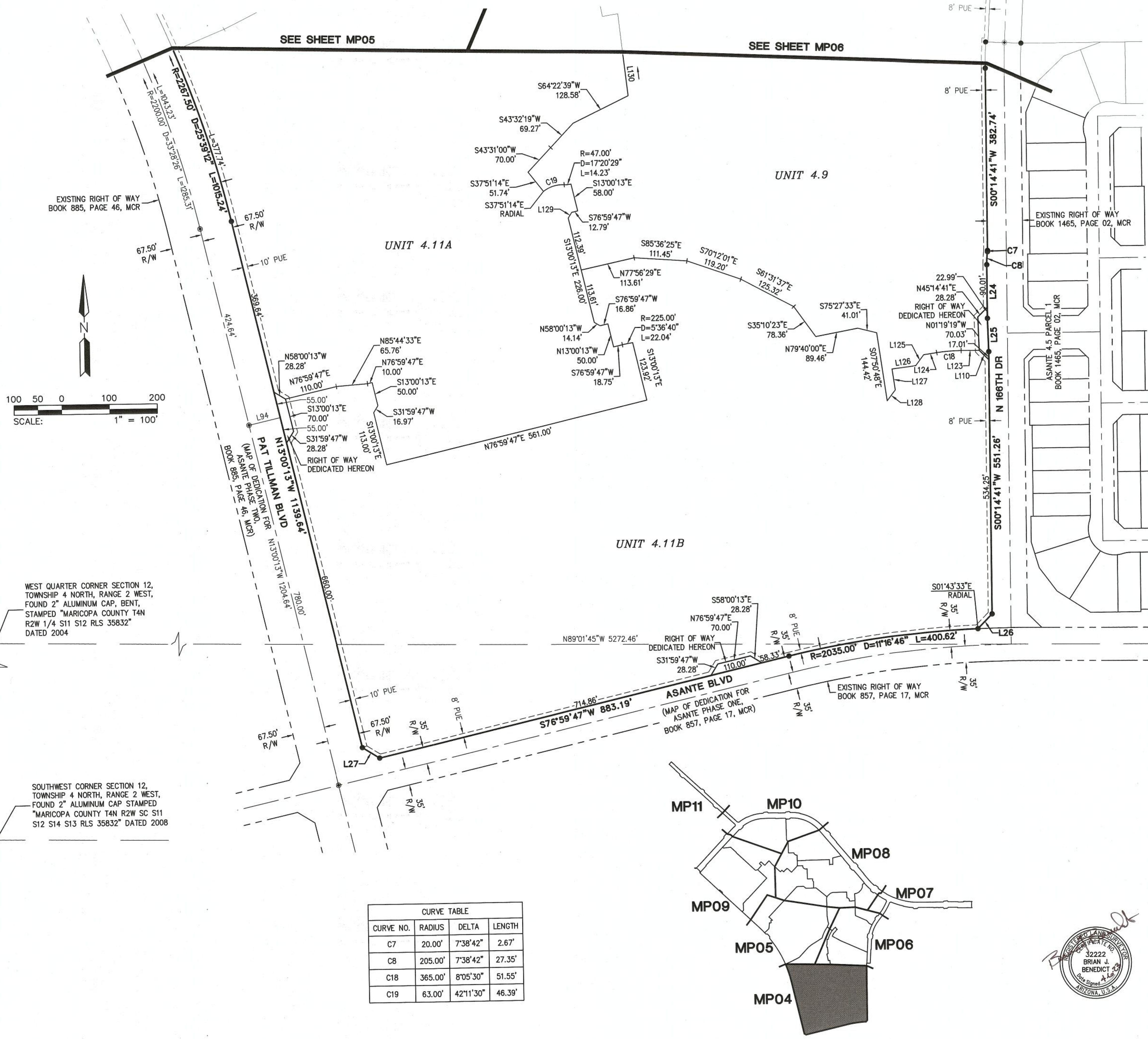
STATUS:  
MUNICIPAL TRACKING NO:

DWG. NO.  
**MP03**  
SHT. 3 OF 11

**ASANTE PLANNING AREA 3**  
N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA  
**MASTER PLAT**

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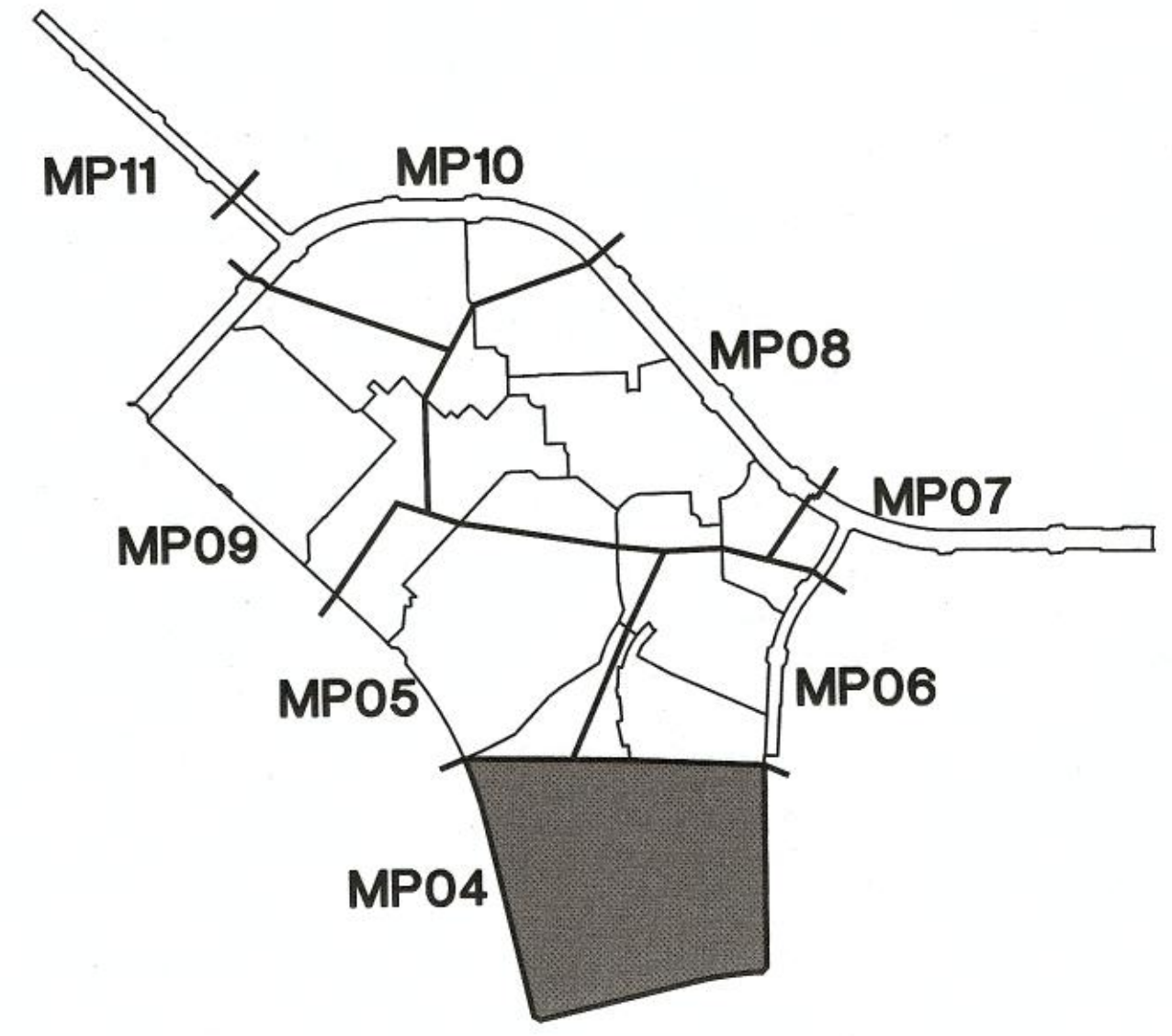




- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊠ FOUND BRASS CAP IN HAND HOLE
  - ⊙ FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
  - ⦿ BRASS CAP, FLUSH PER MAG STD. DTL. 120-1 TYPE B
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - PARCEL LINE
  - EASEMENT LINE
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - MCR MARICOPA COUNTY RECORDS
  - RLS REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - DOC. DOCUMENT
  - NO. NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L24        | S00°14'41"W | 113.00' |
| L25        | S01°23'31"E | 70.03'  |
| L26        | S44°28'14"W | 42.99'  |
| L27        | N58°00'13"W | 42.42'  |
| L94        | N76°59'47"E | 67.50'  |
| L110       | N44°52'40"W | 28.34'  |
| L123       | N89°45'19"W | 37.73'  |
| L124       | S82°09'12"W | 27.52'  |
| L125       | N37°09'12"E | 28.28'  |
| L126       | S82°09'12"W | 50.00'  |
| L127       | S07°50'48"E | 44.52'  |
| L128       | N37°17'31"E | 28.22'  |
| L129       | N31°59'47"E | 14.14'  |
| L130       | S06°16'11"E | 173.12' |

| CURVE TABLE |         |           |        |
|-------------|---------|-----------|--------|
| CURVE NO.   | RADIUS  | DELTA     | LENGTH |
| C7          | 20.00'  | 7°38'42"  | 2.67'  |
| C8          | 205.00' | 7°38'42"  | 27.35' |
| C18         | 365.00' | 8°05'30"  | 51.55' |
| C19         | 63.00'  | 42°11'30" | 46.39' |



EAST QUARTER CORNER SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, FOUND BRASS CAP FLUSH AT THE INTERSECTION OF 163RD AVENUE AND ASANTE BOULEVARD STAMPED "CITY OF SURPRISE"

SOUTHWEST CORNER SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, FOUND 2" ALUMINUM CAP STAMPED "MARICOPA COUNTY T4N R2W S11 S12 S14 S13 RLS 35832" DATED 2008

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N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA

**MASTER PLAT**

STATUS:

PROJ. NO.: 1909

DATE: MAR 2023

SCALE: AS SHOWN

DRAWN: GS/JHD

APPROVED: BJB

MUNICIPAL TRACKING NO:

DWG. NO.

**MP04**

SHT. 4 OF 11

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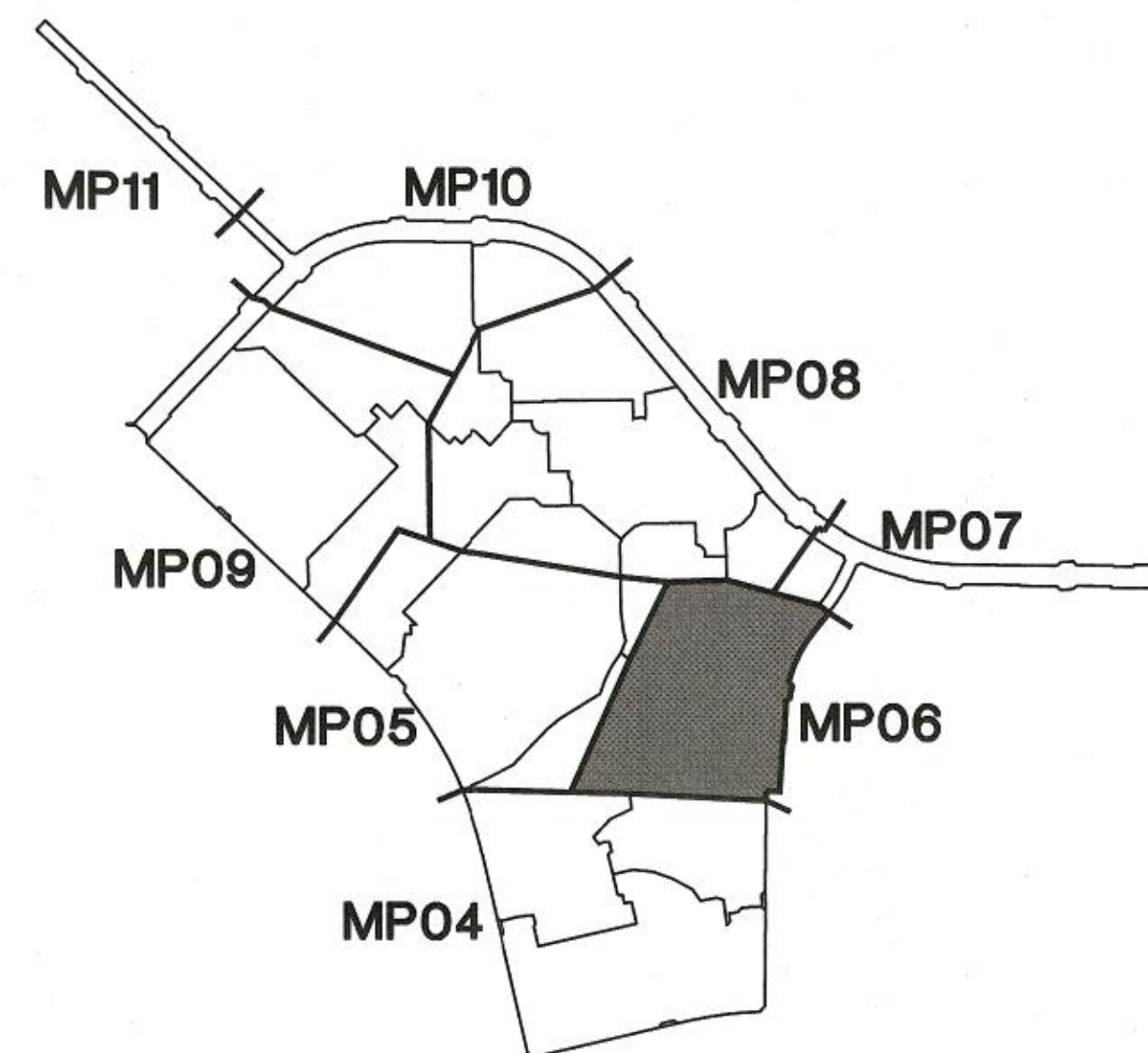
U:\1900\1909\SURVEY\PLAT\ASANTE PA3 MASTER PLAT\1909-PA3-MP04.dwg 3/28/2023 3:58 PM

FS22-1624



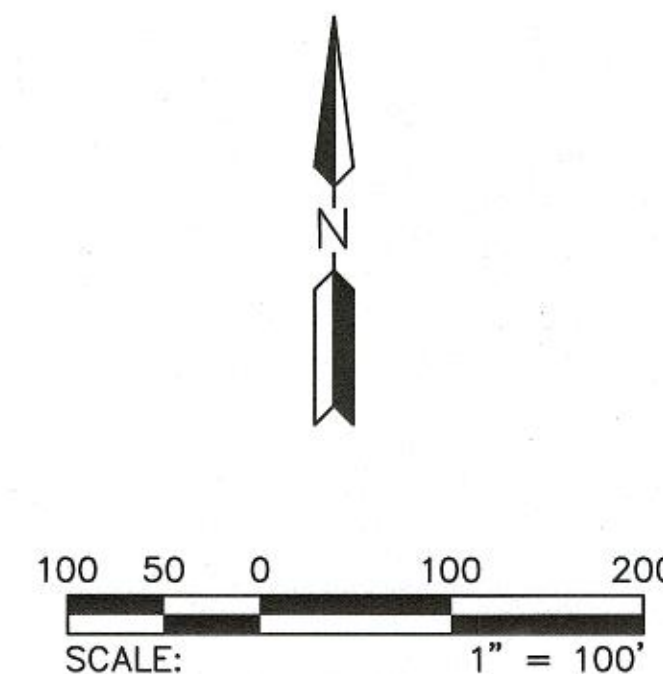






| CURVE TABLE |          |           |         |
|-------------|----------|-----------|---------|
| CURVE NO.   | RADIUS   | DELTA     | LENGTH  |
| C4          | 765.00'  | 23°32'07" | 314.24' |
| C5          | 758.00'  | 3°07'57"  | 41.44'  |
| C6          | 1040.00' | 3°02'37"  | 55.25'  |
| C17         | 700.00'  | 0°15'01"  | 3.06'   |

|           |                                                   |
|-----------|---------------------------------------------------|
| ○         | FOUND MONUMENT AS NOTED                           |
| ⊠         | FOUND BRASS CAP IN HAND HOLE                      |
| ⊙         | FOUND BRASS CAP FLUSH                             |
| ●         | SET 1/2" REBAR W/ CAP,<br>RLS 32222 OR AS NOTED   |
| ⊙         | BRASS CAP, FLUSH PER MAG<br>STD. DTL 120-1 TYPE B |
| _____     | BOUNDARY LINE                                     |
| — — — — — | SECTION LINE                                      |
| - - - - - | CENTER LINE                                       |
| - - - - - | RIGHT OF WAY                                      |
| _____     | PARCEL LINE                                       |
| - - - - - | EASEMENT LINE                                     |
| R/W       | RIGHT-OF-WAY                                      |
| PUE       | PUBLIC UTILITY EASEMENT                           |
| MCR       | MARICOPA COUNTY RECORDS                           |
| RLS       | REGISTERED LAND SURVEYOR                          |
| APN       | ASSESSOR PARCEL NUMBER                            |
| DOC.      | DOCUMENT                                          |
| NO.       | NUMBER                                            |
| P.O.B.    | POINT OF BEGINNING                                |
| P.O.C.    | POINT OF COMMENCEMENT                             |



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PHOENIX, AZ 85016  
[www.hilgartwilson.com](http://www.hilgartwilson.com)

**ASANTE PLANNING AREA 3**  
N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA

---

**MASTER PLAT**

STATUS: MUNICIPAL TRACKING NO:

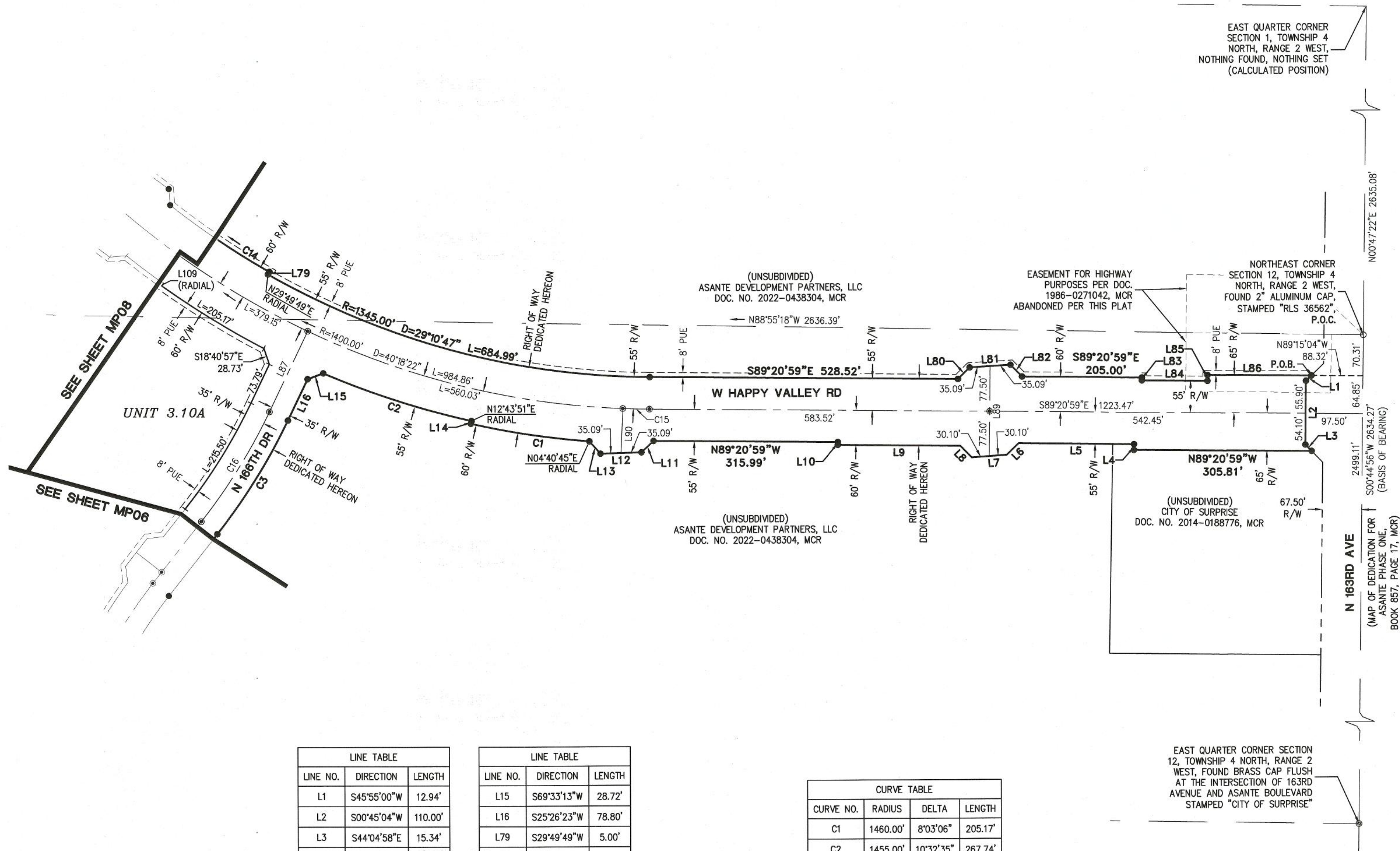
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|-----------------|
| PROJ. NO.: 1909 |
| DATE: MAR 2023  |
| SCALE: AS SHOWN |
| DRAWN: GS/JHVD  |
| APPROVED: BJB   |

DWG. NO.  
**MP06**

SHT. 6 OF 11

FS22-1524





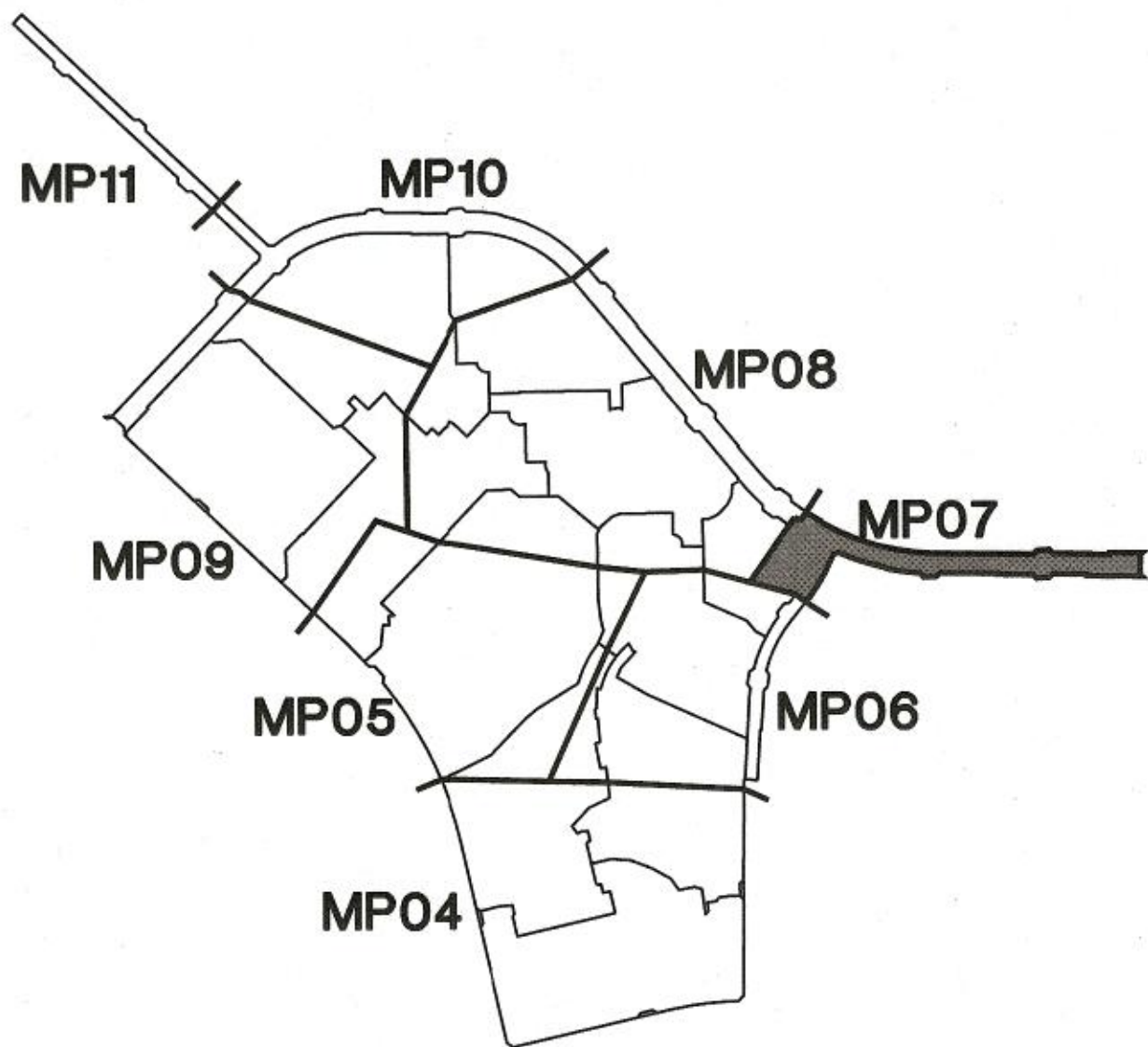
| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L1         | S45°55'00"W | 12.94'  |
| L2         | S00°45'04"W | 110.00' |
| L3         | S44°04'58"E | 15.34'  |
| L4         | N00°44'56"E | 10.00'  |
| L5         | N89°20'59"W | 197.36' |
| L6         | S45°39'01"W | 28.28'  |
| L7         | S85°53'12"W | 60.21'  |
| L8         | N44°20'59"W | 28.28'  |
| L9         | N89°20'59"W | 210.00' |
| L10        | N00°39'01"E | 5.00'   |
| L11        | S46°39'59"W | 28.72'  |
| L12        | S88°26'01"W | 70.18'  |
| L13        | N41°36'07"W | 28.73'  |
| L14        | N12°43'51"E | 5.00'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L15        | S69°33'13"W | 28.72'  |
| L16        | S25°26'23"W | 78.80'  |
| L79        | S29°49'49"W | 5.00'   |
| L80        | N45°39'01"E | 28.28'  |
| L81        | N86°33'53"E | 70.18'  |
| L82        | S44°20'59"E | 28.28'  |
| L83        | S00°39'01"W | 5.00'   |
| L84        | S89°20'59"E | 112.55' |
| L85        | N00°44'56"E | 10.00'  |
| L86        | S89°20'59"E | 179.18' |
| L87        | N25°26'23"E | 153.38' |
| L89        | S00°39'01"W | 155.00' |
| L90        | S02°31'13"W | 77.09'  |
| L109       | N35°39'01"E | 5.00'   |

| CURVE TABLE |          |           |         |
|-------------|----------|-----------|---------|
| CURVE NO.   | RADIUS   | DELTA     | LENGTH  |
| C1          | 1460.00' | 8°03'06"  | 205.17' |
| C2          | 1455.00' | 10°32'35" | 267.74' |
| C3          | 1035.00' | 12°47'42" | 231.13' |
| C14         | 1340.00' | 8°46'26"  | 205.20' |
| C15         | 1400.00' | 1°52'11"  | 45.69'  |
| C16         | 1000.00' | 12°47'42" | 223.31' |

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BRASS CAP, FLUSH PER MAG STD. DTL. 120-1 TYPE B
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- DOC. DOCUMENT
- NO. NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

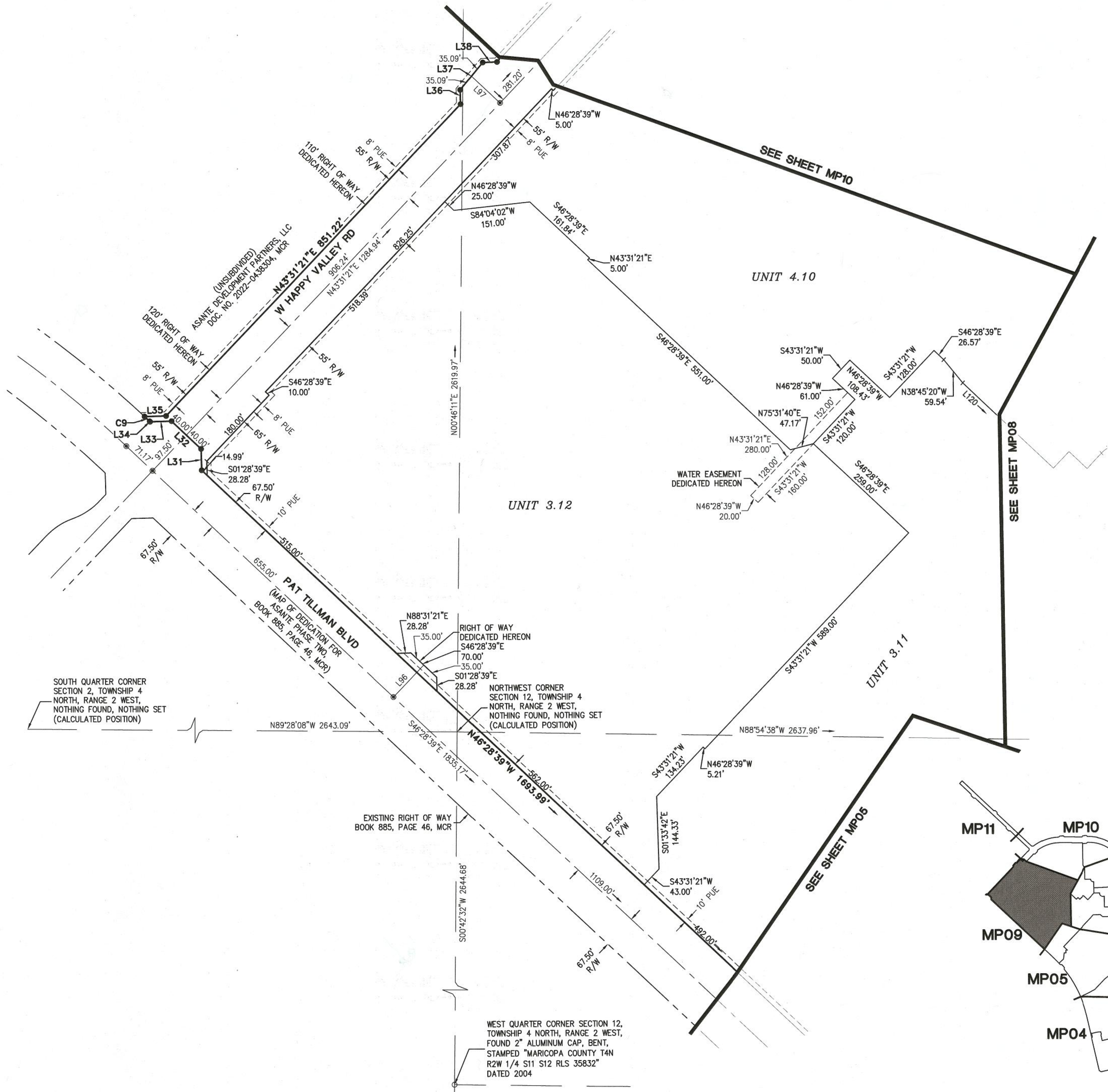


|                 |                        |
|-----------------|------------------------|
| PROJ. NO.: 1909 | STATUS:                |
| DATE: MAR 2023  | MUNICIPAL TRACKING NO: |
| SCALE: AS SHOWN |                        |
| DRAWN: GS/JHVD  |                        |
| APPROVED: BJB   |                        |
| DWG. NO.        |                        |
| <b>MP07</b>     |                        |
| SHT. 7 OF 11    |                        |





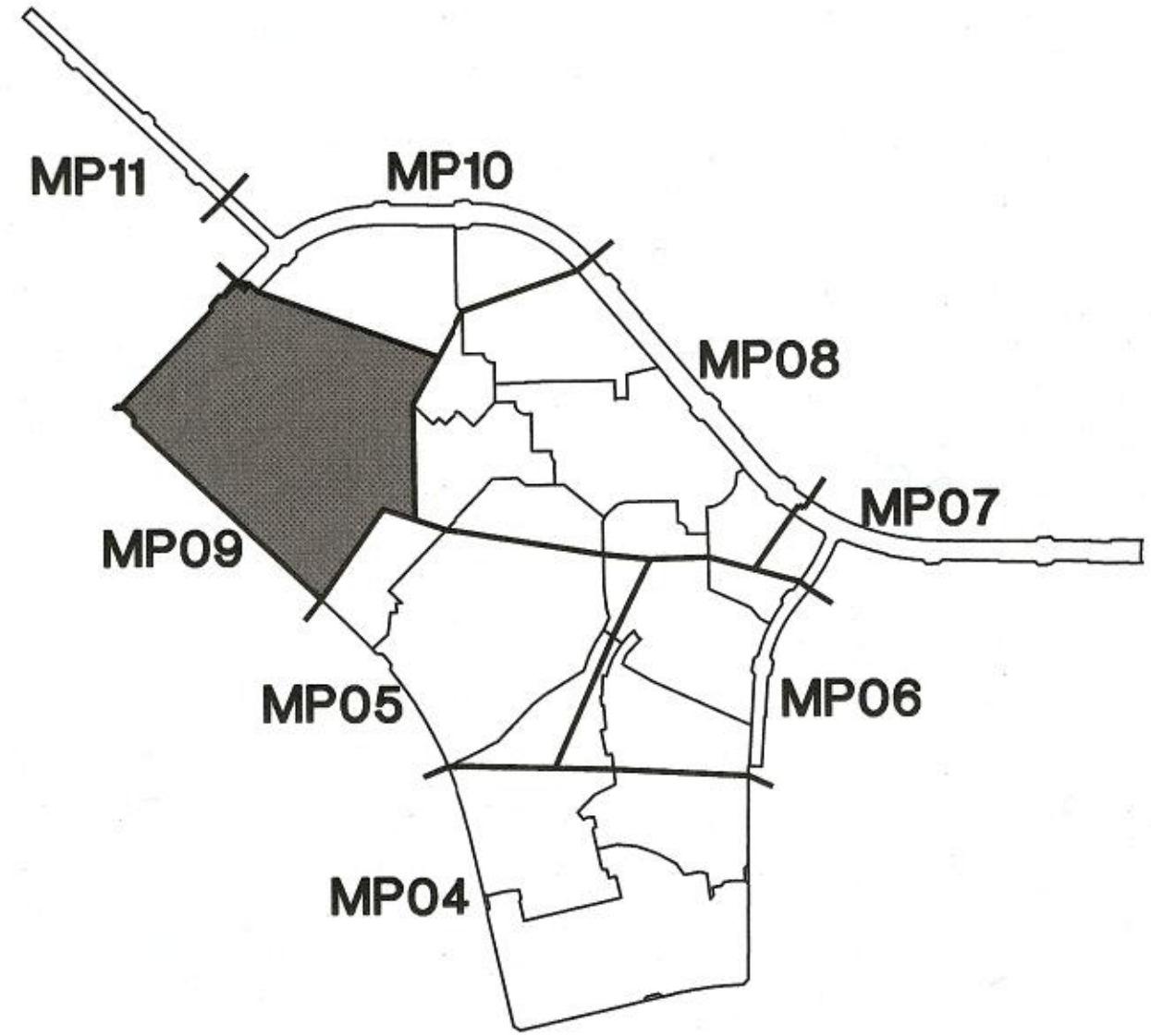
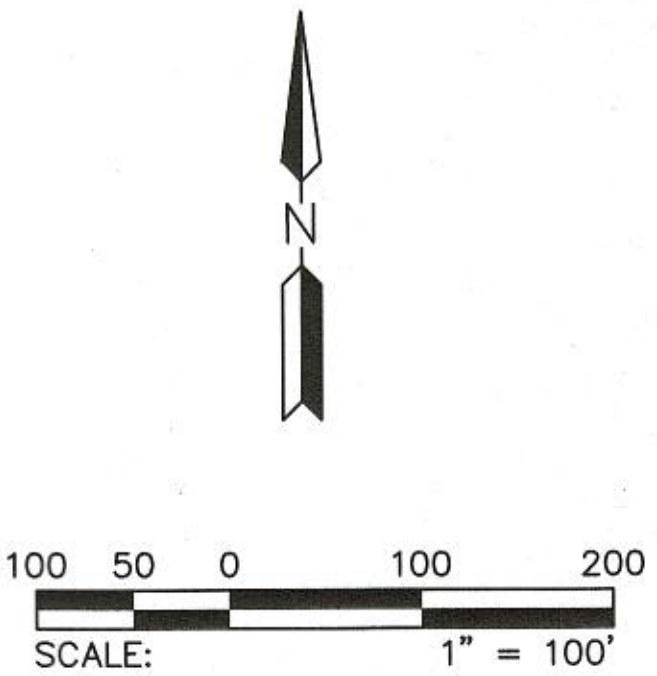




- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊠ FOUND BRASS CAP IN HAND HOLE
  - FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
  - BRASS CAP, FLUSH PER MAG STD. DTL. 120-1 TYPE B
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - PARCEL LINE
  - EASEMENT LINE
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - MCR MARICOPA COUNTY RECORDS
  - RLS REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - DOC. DOCUMENT
  - NO. NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L31        | N01°28'39"W | 42.43'  |
| L32        | N46°28'39"W | 80.00'  |
| L33        | S88°31'21"W | 42.43'  |
| L34        | N46°28'39"W | 1.17'   |
| L35        | N88°27'44"E | 42.47'  |
| L36        | N01°28'39"W | 28.28'  |
| L37        | S39°26'13"W | 70.18'  |
| L38        | N88°31'21"E | 28.28'  |
| L96        | N43°31'21"E | 87.50'  |
| L97        | S46°28'39"E | 77.50'  |
| L120       | S46°28'39"E | 246.00' |

| CURVE TABLE |          |          |        |
|-------------|----------|----------|--------|
| CURVE NO.   | RADIUS   | DELTA    | LENGTH |
| C9          | 2267.50' | 0°20'58" | 13.83' |



SOUTH QUARTER CORNER  
SECTION 2, TOWNSHIP 4  
NORTH, RANGE 2 WEST,  
NOTHING FOUND, NOTHING SET  
(CALCULATED POSITION)

PAT TILLMAN BLVD  
(MAP OF DEDICATION FOR  
ASANTE PHASE TWO,  
BOOK 885, PAGE 46, MCR)

EXISTING RIGHT OF WAY  
BOOK 885, PAGE 46, MCR

WEST QUARTER CORNER SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 2 WEST,  
FOUND 2" ALUMINUM CAP, BENT,  
STAMPED "MARICOPA COUNTY T4N  
R2W 1/4 S11 S12 RLS 35832"  
DATED 2004

WATER EASEMENT  
DEDICATED HEREON

RIGHT OF WAY  
DEDICATED HEREON  
S46°28'39"E  
70.00'  
35.00'  
S01°28'39"E  
28.28'

NORTHWEST CORNER  
SECTION 12, TOWNSHIP 4  
NORTH, RANGE 2 WEST,  
NOTHING FOUND, NOTHING SET  
(CALCULATED POSITION)

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**ASANTE PLANNING AREA 3**  
N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA

**MASTER PLAT**

STATUS:

PROJ. NO.: 1909

DATE: MAR 2023

SCALE: AS SHOWN

DRAWN: GS/JHD

APPROVED: BJB

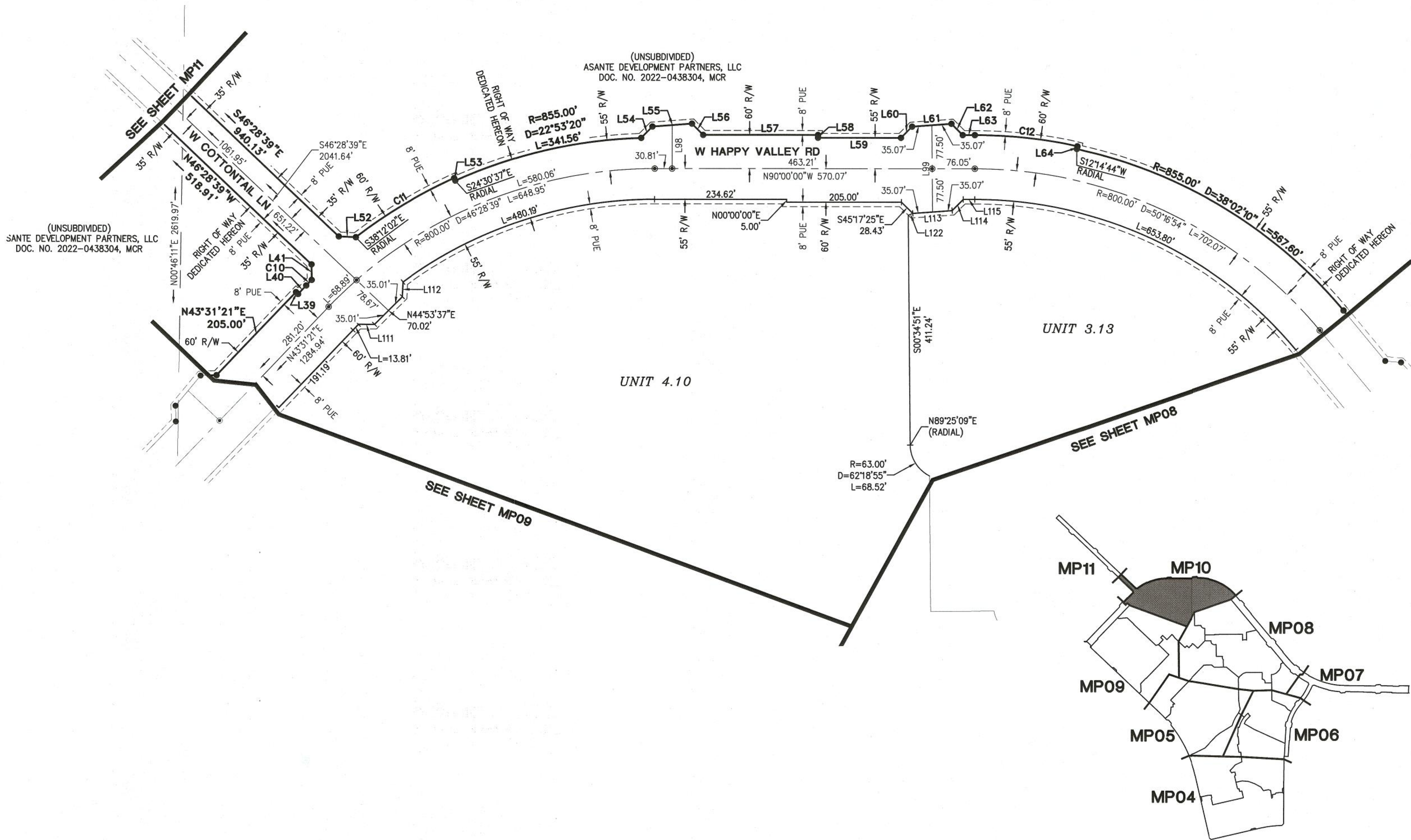
DWG. NO.

**MP09**

SHT. 9 OF 11

FS22-1524



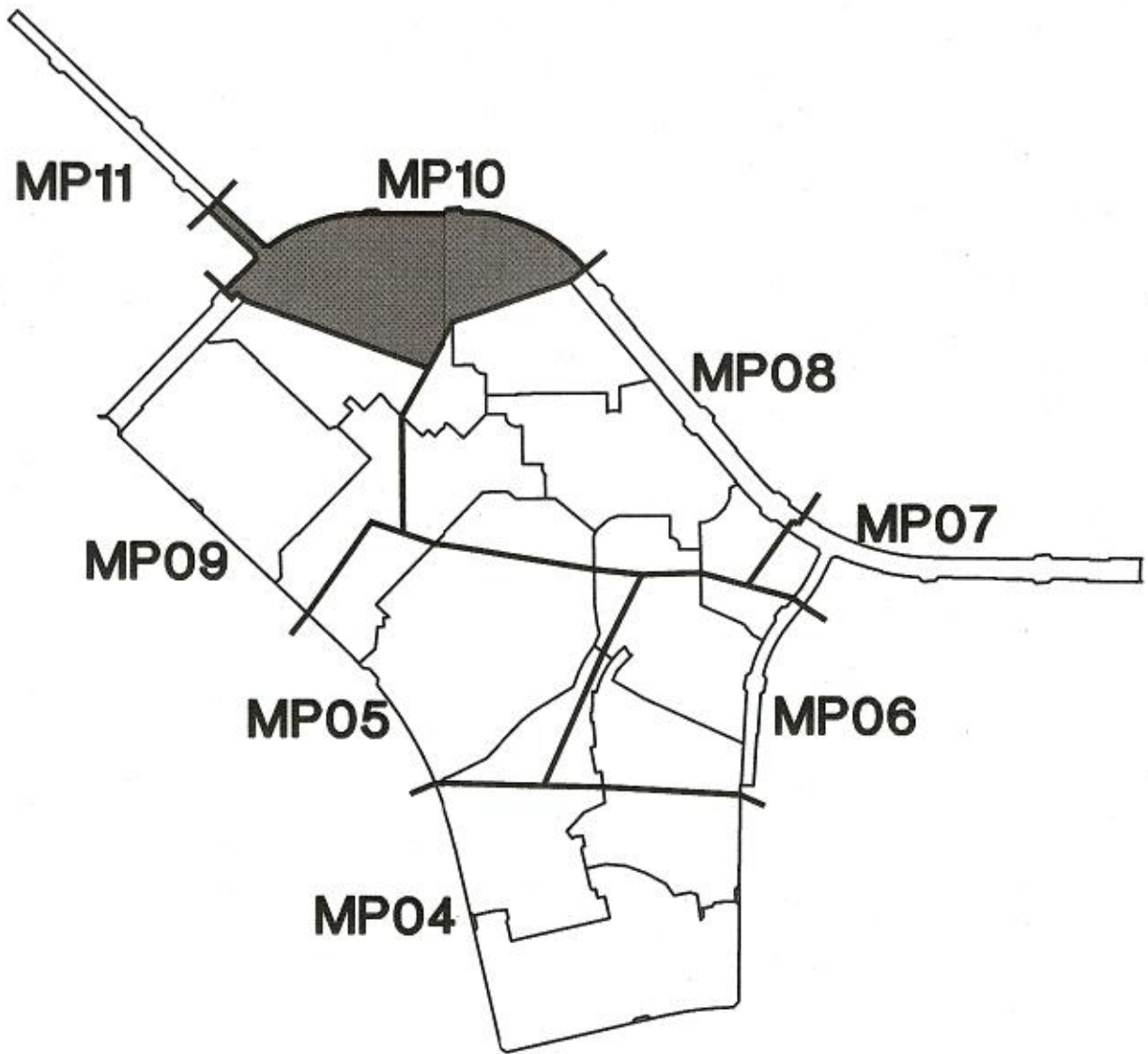
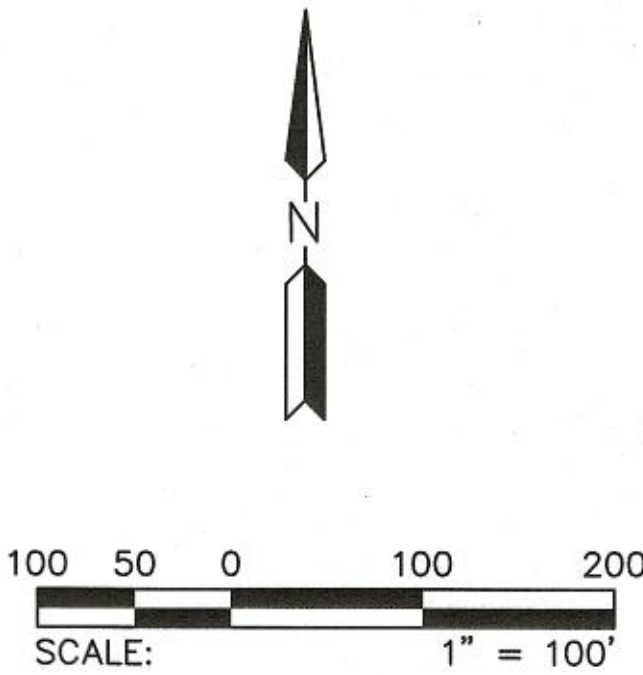


| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L39        | S46°28'39"E | 5.00'   |
| L40        | N43°31'21"E | 21.20'  |
| L41        | N00°41'27"W | 27.89'  |
| L52        | S87°43'01"E | 30.34'  |
| L53        | S24°30'37"E | 5.00'   |
| L54        | N44°31'41"E | 28.52'  |
| L55        | N85°54'22"E | 70.18'  |
| L56        | S45°00'00"E | 28.28'  |
| L57        | N90°00'00"E | 205.00' |
| L58        | S00°00'00"E | 5.00'   |
| L59        | N90°00'00"E | 147.65' |
| L60        | N44°42'35"E | 28.14'  |

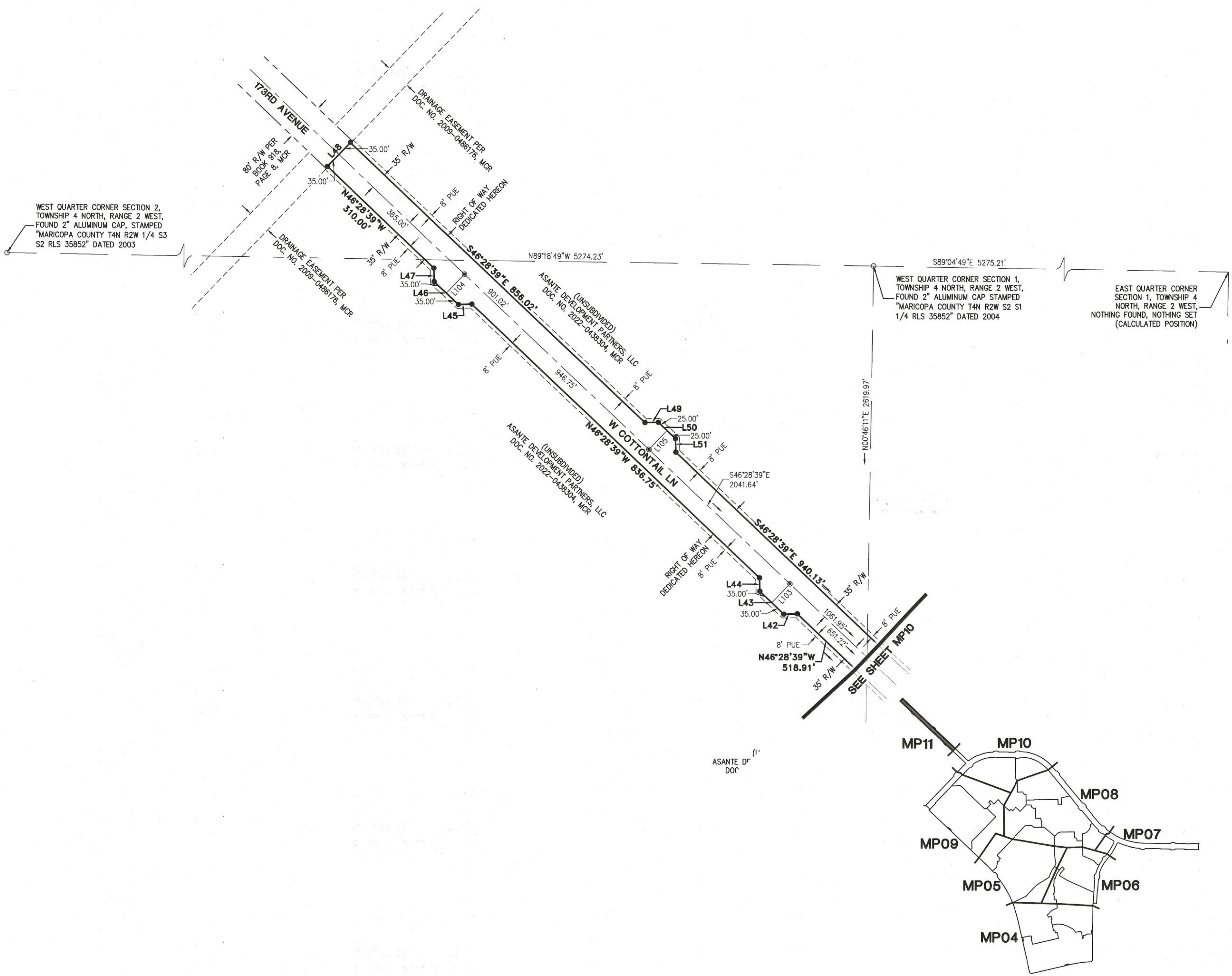
| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L61        | N85°54'42"E | 70.13'  |
| L62        | S45°17'25"E | 28.43'  |
| L63        | N90°00'00"E | 21.66'  |
| L64        | S12°14'44"W | 5.00'   |
| L98        | S00°00'00"E | 77.49'  |
| L99        | N00°34'51"W | 155.01' |
| L111       | N89°28'27"E | 28.75'  |
| L112       | N02°34'30"E | 26.17'  |
| L113       | N85°54'39"E | 70.13'  |
| L114       | N44°42'35"E | 28.14'  |
| L115       | N90°00'00"W | 20.49'  |
| L122       | S67°03'52"W | 8.65'   |

- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊗ FOUND BRASS CAP IN HAND HOLE
  - ⊙ FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
  - ⦿ BRASS CAP, FLUSH PER MAG STD. DTL. 120-1 TYPE B
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - PARCEL LINE
  - EASEMENT LINE
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - MCR MARICOPA COUNTY RECORDS
  - RLS REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - DOC. DOCUMENT
  - NO. NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

| CURVE TABLE |         |           |         |
|-------------|---------|-----------|---------|
| CURVE NO.   | RADIUS  | DELTA     | LENGTH  |
| C10         | 855.00' | 0°55'32"  | 13.81'  |
| C11         | 860.00' | 13°41'25" | 205.49' |
| C12         | 860.00' | 12°14'44" | 183.80' |

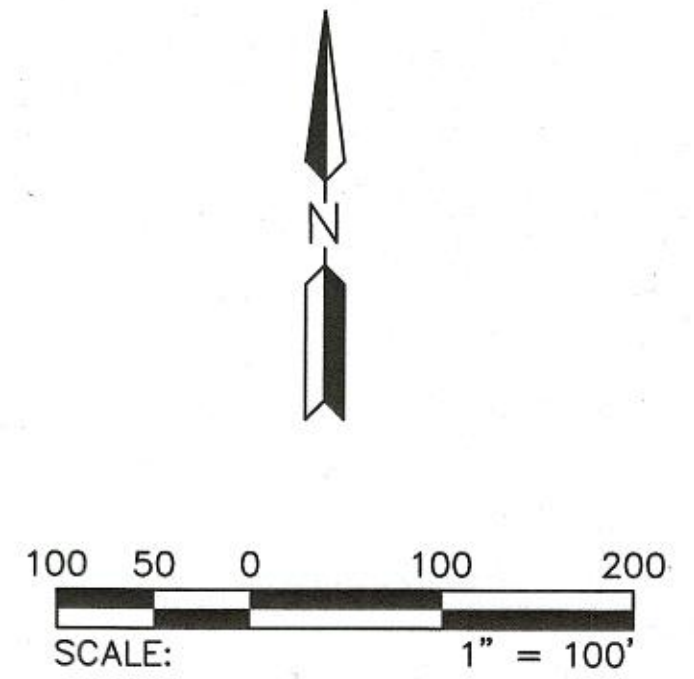






- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊠ FOUND BRASS CAP IN HAND HOLE
  - ⊙ FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
  - ⦿ BRASS CAP, FLUSH PER MAG STD. DTL. 120-1 TYPE B
  - BOUNDARY LINE
  - - - SECTION LINE
  - . - . CENTER LINE
  - - - RIGHT OF WAY
  - - - PARCEL LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - MCR MARICOPA COUNTY RECORDS
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  - APN ASSESSOR PARCEL NUMBER
  - DOC. DOCUMENT
  - NO. NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE NO.   | DIRECTION   | LENGTH |
| L42        | S88°31'21"W | 28.28' |
| L43        | N46°28'39"W | 70.00' |



|                 |                        |
|-----------------|------------------------|
| PROJ. NO.: 1909 | STATUS:                |
| DATE: MAR 2023  |                        |
| SCALE: AS SHOWN | MUNICIPAL TRACKING NO: |
| DRAWN: GS/JHD   |                        |
| APPROVED: BJB   |                        |
| DWG. NO.        |                        |
| <b>MP11</b>     |                        |
| SHT. 11 OF 11   |                        |



**From:** [JAMES, MARK C CIV USAF AETC 56 FW/CVE](#)  
**To:** [Nichole Flores](#)  
**Cc:** [56 FW/CIT Community Initiative](#)  
**Subject:** RE: FS22-1524 Asante Planning Area 3 MOD - New Digital Submittal 11.18.22  
**Date:** Sunday, December 11, 2022 8:56:27 AM  
**Attachments:** [smime.p7s](#)  
[ATT00001.txt](#)  
[ATT00002.htm](#)

---

Nichole,

Thank you for the opportunity to provide comments on the Asante Planning Area 3 MOD application. The request, if approved, will not have a negative impact on Luke AFB flight operations.

Respectfully,

*Mark James*

Deputy Director, Community Initiatives Team  
56th Fighter Wing  
Luke AFB AZ 85309  
Office: 623-856-6175  
DSN: 896-6175

---

**From:** Nichole Flores <Nichole.Flores@surpriseaz.gov>  
**Sent:** Friday, November 18, 2022 4:08 PM  
**To:** 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>  
**Subject:** [Non-DoD Source] FS22-1524 Asante Planning Area 3 MOD - New Digital Submittal 11.18.22

Good afternoon,

Attached please find the **application**, **narrative**, and **map of dedication** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

**Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices**

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0.1



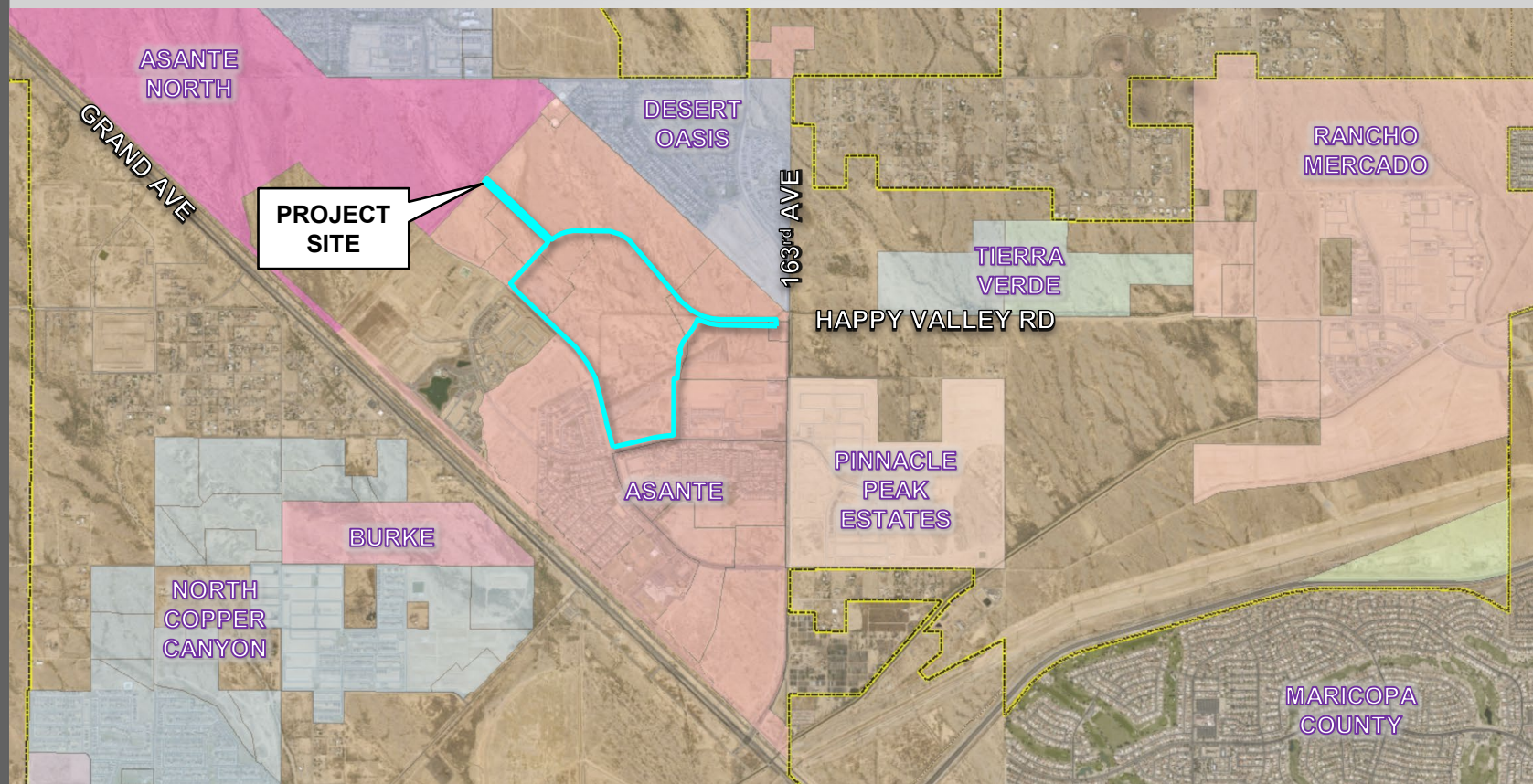


# **FS22-1524**

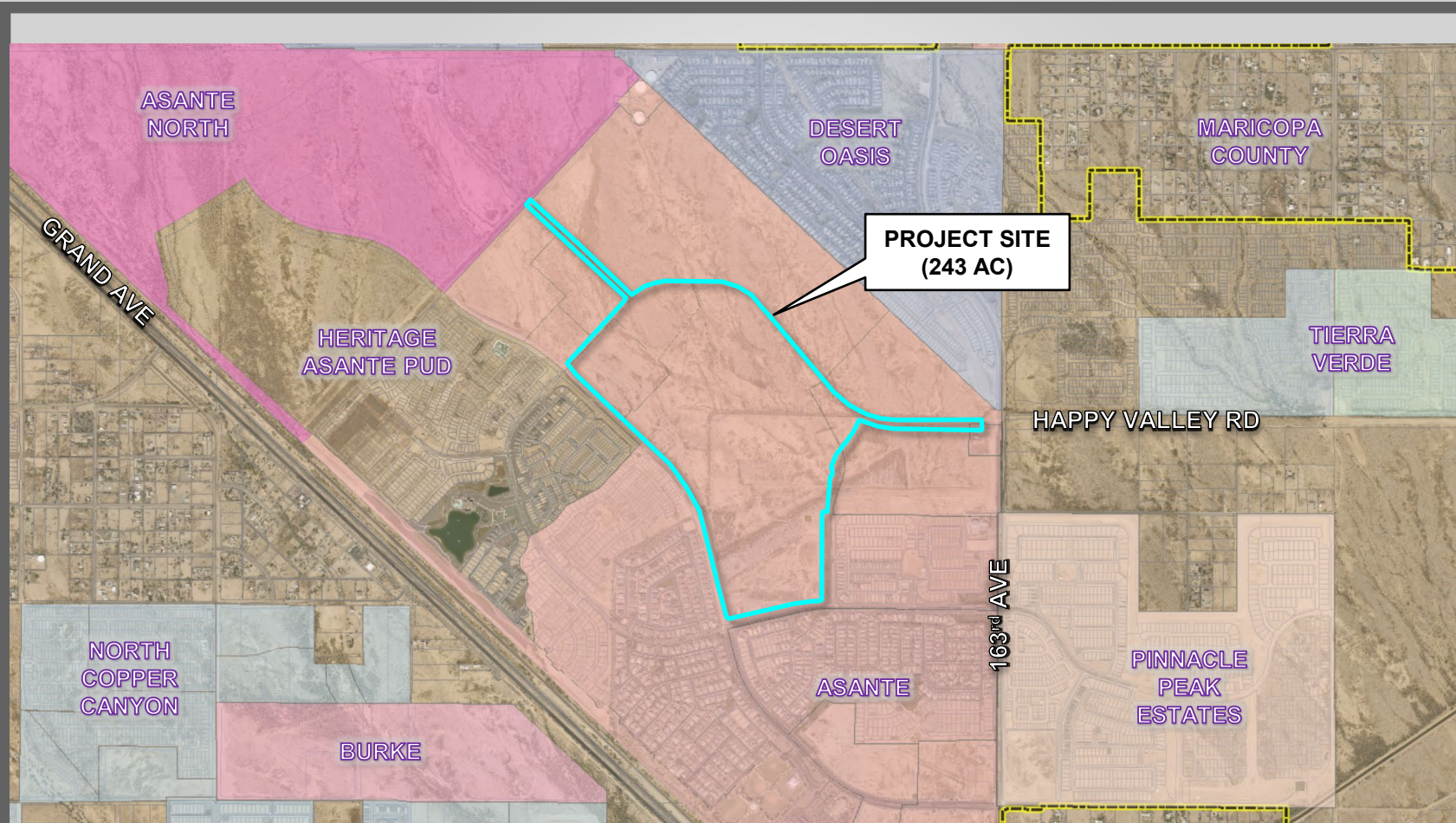
## **Asante Planning Area 3**

### **Master Plat**

City Council  
April 18, 2023

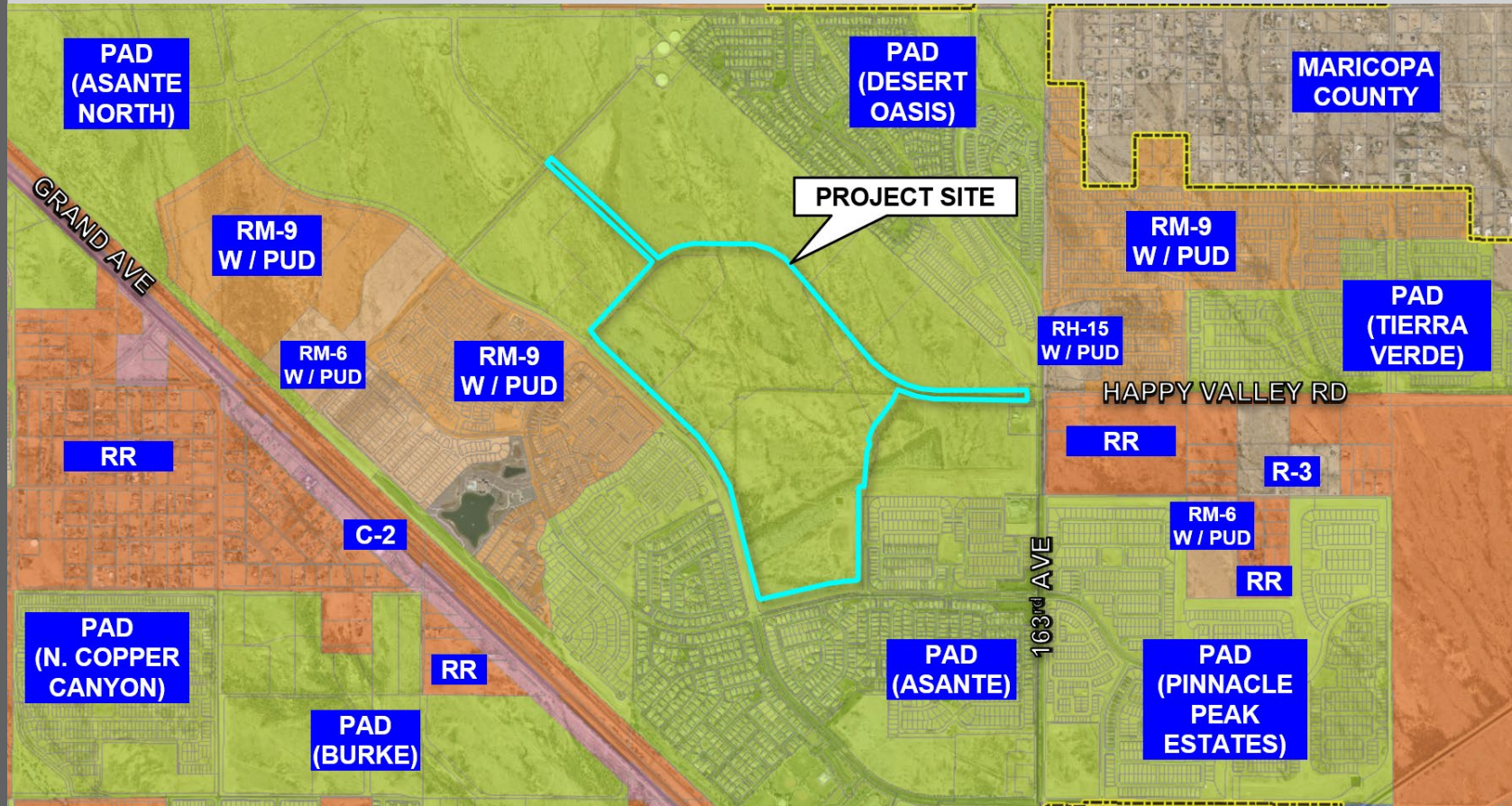






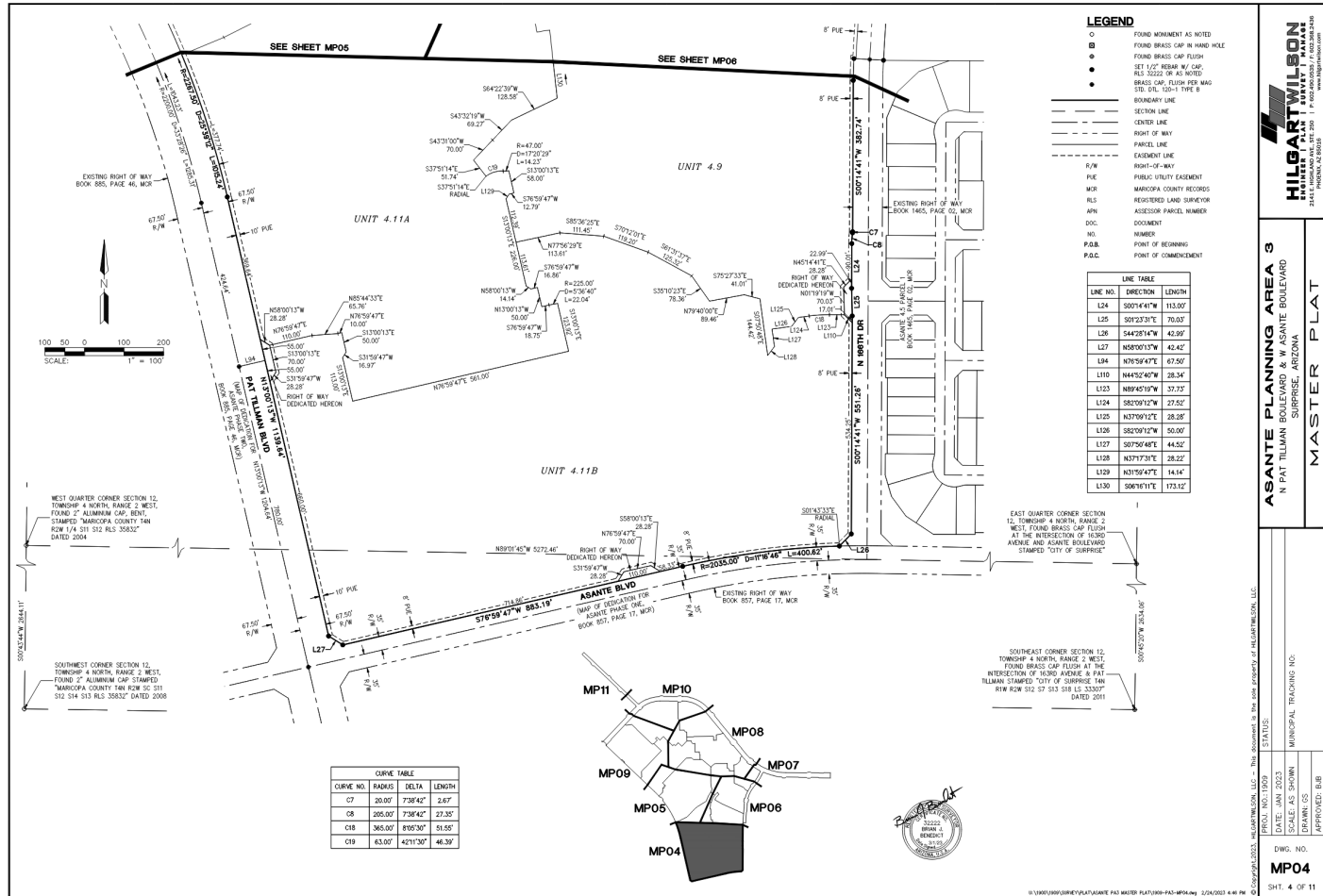
# FS22-1524 VICINITY MAP





# FS22-1524 ZONING MAP





**HILGART-WILSON**  
REGISTERED LAND SURVEYOR  
PAT TILMAN BOULEVARD, SUITE 100  
PHOENIX, AZ 85034  
PH: 602.955.1000  
WWW.HILGART-WILSON.COM

**ASANTE PLANNING AREA 3**  
N PAT TILMAN BOULEVARD  
SURPRISE, ARIZONA

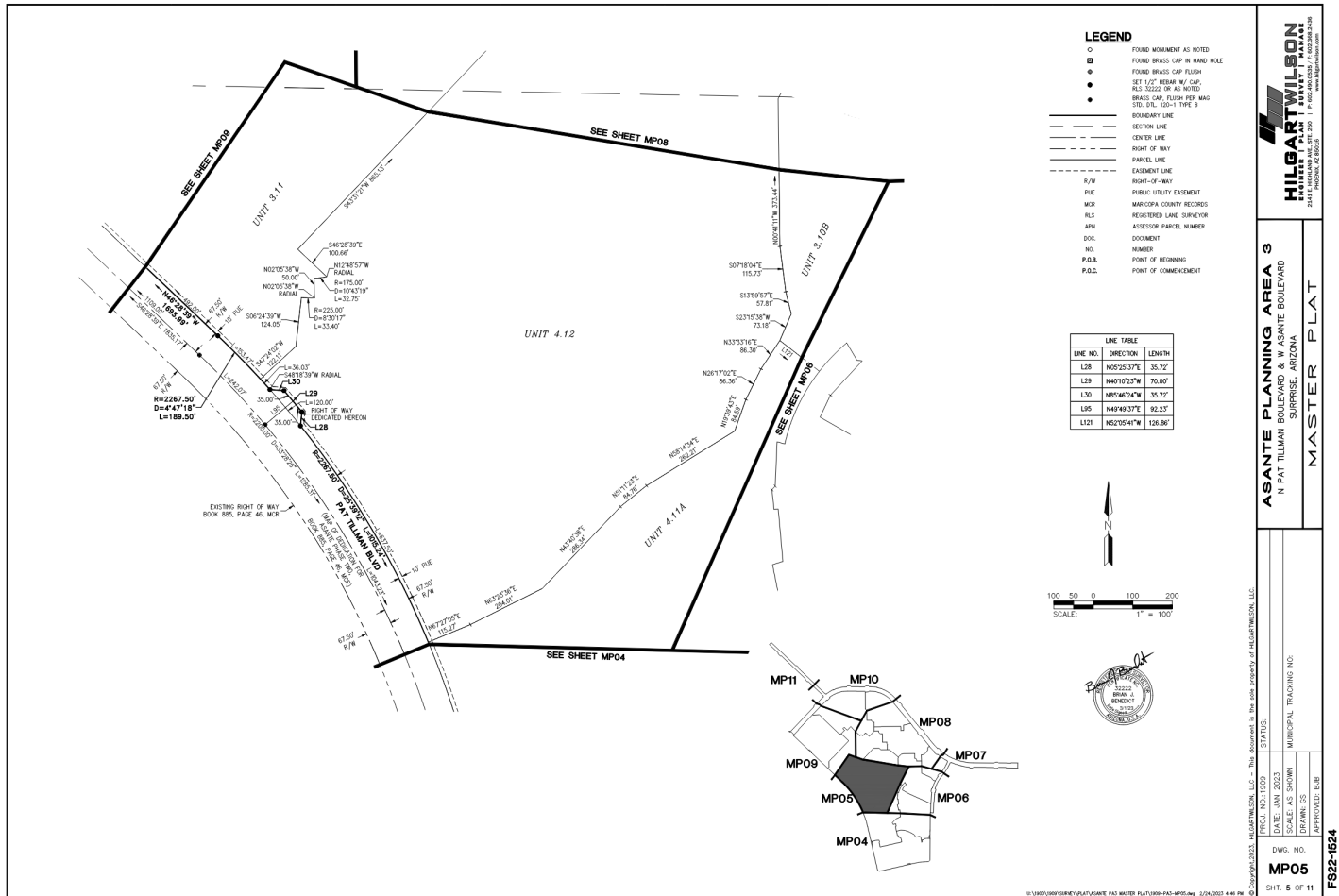
**MASTER PLAT**

PROJECT NO. 1524

DWG. NO. **MP04**

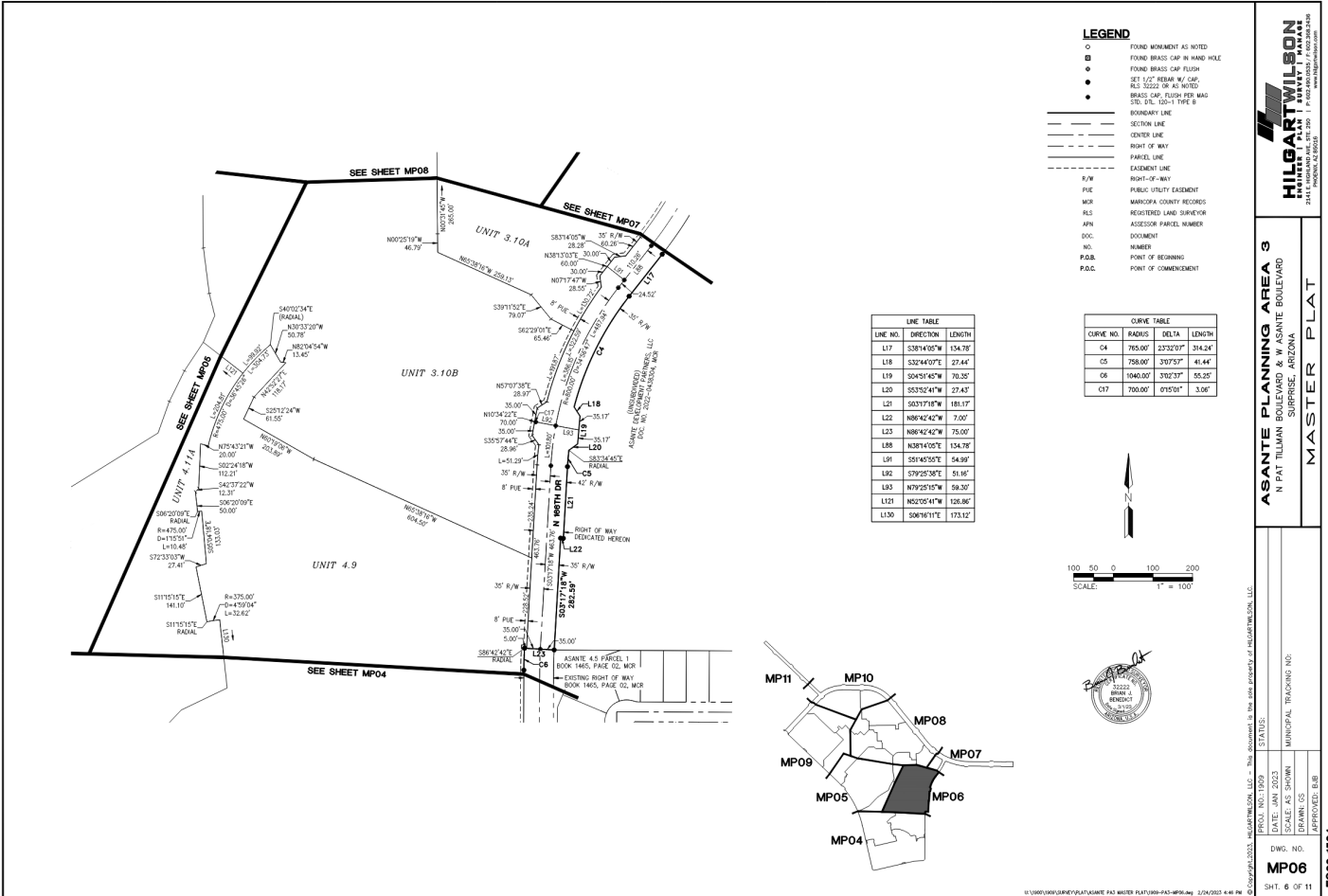
SHT. 4 OF 11

# FS22-1524 FINAL PLAT



# FS22-1524 FINAL PLAT

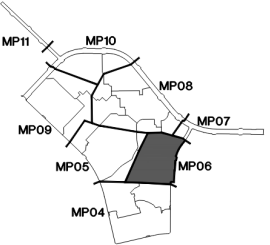
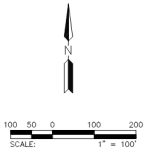




- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND BRASS CAP IN HAND HOLE
  - FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP
  - SET 3/4" OR AS NOTED
  - BRASS CAP, FLUSH PER WAG
  - SET 3/4" 12x1 TYPE B
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - PARCEL LINE
  - EASEMENT LINE
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - WOR MARICOPA COUNTY RECORDS
  - RLS REGISTERED LAND SURVEYOR
  - APN ASSESSOR PARCEL NUMBER
  - DOC DOCUMENT
  - NO. NUMBER
  - P.B.M. POINT OF BEGINNING
  - P.C.S. POINT OF COMMENCEMENT

| LINE NO. | DIRECTION   | LENGTH  |
|----------|-------------|---------|
| L17      | S38°14'05"W | 134.78' |
| L18      | S32°44'07"E | 27.44'  |
| L19      | S04°51'45"W | 70.35'  |
| L20      | S53°32'41"W | 27.43'  |
| L21      | S63°17'18"W | 185.17' |
| L22      | N08°42'42"W | 7.00'   |
| L23      | N08°42'42"W | 75.00'  |
| L24      | N08°42'42"W | 154.78' |
| L25      | S79°25'38"E | 54.99'  |
| L26      | S79°25'38"E | 51.16'  |
| L27      | N79°25'15"E | 59.30'  |
| L28      | N52°05'41"W | 126.86' |
| L29      | S06°16'11"E | 173.12' |

| CURVE NO. | RADIUS   | DELTA     | LENGTH  |
|-----------|----------|-----------|---------|
| C4        | 765.00'  | 23°32'07" | 314.24' |
| C5        | 758.00'  | 30°52'37" | 41.44'  |
| C6        | 1040.00' | 30°52'37" | 55.25'  |
| C7        | 700.00'  | 91°01'01" | 3.06'   |



**HILGART WILSON**  
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2411 N. 1ST AVENUE, SUITE 200  
PHOENIX, AZ 85016

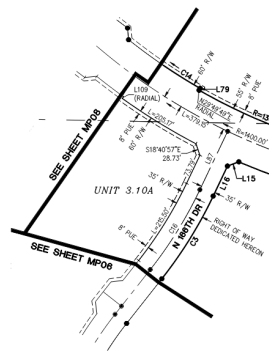
**ASANTE PLANNING AREA 3**  
N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPHISE, ARIZONA

**MASTER PLAN**

DATE: JAN 2023  
SCALE: AS SHOWN  
DRAWN: CS  
APPROVED: BUB

DWG. NO.:  
**MP06**  
SHT. 6 OF 11

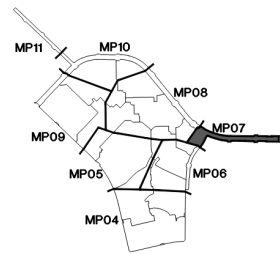
# FS22-1524 FINAL PLAT



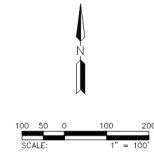
| LINE NO. | DIRECTION   | LENGTH |
|----------|-------------|--------|
| L1       | S45°50'00"W | 12.84  |
| L2       | S00°45'00"W | 100.00 |
| L3       | S44°04'58"E | 15.34  |
| L4       | N00°44'56"E | 10.00  |
| L5       | N89°20'59"W | 187.36 |
| L6       | S45°30'01"W | 28.28  |
| L7       | S85°52'12"W | 60.21  |
| L8       | N44°20'59"W | 28.28  |
| L9       | N89°20'59"W | 210.00 |
| L10      | N40°50'01"E | 5.00   |
| L11      | S46°30'59"E | 28.72  |
| L12      | S88°00'00"W | 70.18  |
| L13      | N41°30'00"W | 28.73  |
| L14      | N12°43'59"E | 5.00   |

| LINE NO. | DIRECTION   | LENGTH |
|----------|-------------|--------|
| L15      | S69°32'13"W | 28.72  |
| L16      | S25°26'23"W | 78.00  |
| L17      | S29°49'49"W | 5.00   |
| L18      | N45°39'01"E | 28.28  |
| L19      | N86°33'53"E | 70.18  |
| L20      | S44°20'59"E | 28.28  |
| L21      | S00°39'01"W | 5.00   |
| L22      | S89°20'59"E | 112.55 |
| L23      | N00°44'56"E | 10.00  |
| L24      | S89°39'59"E | 79.18  |
| L25      | N05°26'23"E | 153.30 |
| L26      | S00°39'01"W | 105.00 |
| L27      | N02°31'13"W | 77.00  |
| L28      | N30°39'01"E | 5.00   |

| CURVE NO. | RADIUS   | DELTA     | LENGTH |
|-----------|----------|-----------|--------|
| C1        | 1460.00' | 81°52'08" | 205.17 |
| C2        | 1455.00' | 10°32'35" | 267.74 |
| C3        | 1035.00' | 12°47'42" | 231.13 |
| C14       | 5246.00' | 8°46'28"  | 206.30 |
| C15       | 1460.00' | 17°52'11" | 45.69  |
| C16       | 3080.00' | 12°47'42" | 223.31 |



- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND BRASS CAP IN HAND HOLE
  - FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP, ALL SETTED IN AS NOTED
  - BRASS CAP FLUSH PER MAG. SET. (IN 150-1 TYPE B)
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - PARCEL LINE
  - EASEMENT LINE
  - RIGHT-OF-WAY
  - PUBLIC UTILITY EASEMENT
  - MCR
  - MANICPA COUNTY RECORDS
  - REGISTERED LAND SURVEYOR
  - ACCESSOR PARCEL NUMBER
  - DOCUMENT
  - NUMBER
  - P.B.B.
  - POINT OF BEGINNING
  - P.B.C.
  - POINT OF COMMENCEMENT



**HILGART WILSON**  
SURVEYORS & ENGINEERS  
2441 E. HIGHLAND AVE. STE. 200 | P. 602.640.0020 | F. 602.386.2489  
HILGARTWILSON.COM

**ASANTE PLANNING AREA 3**  
IN PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA

**MASTER PLAT**

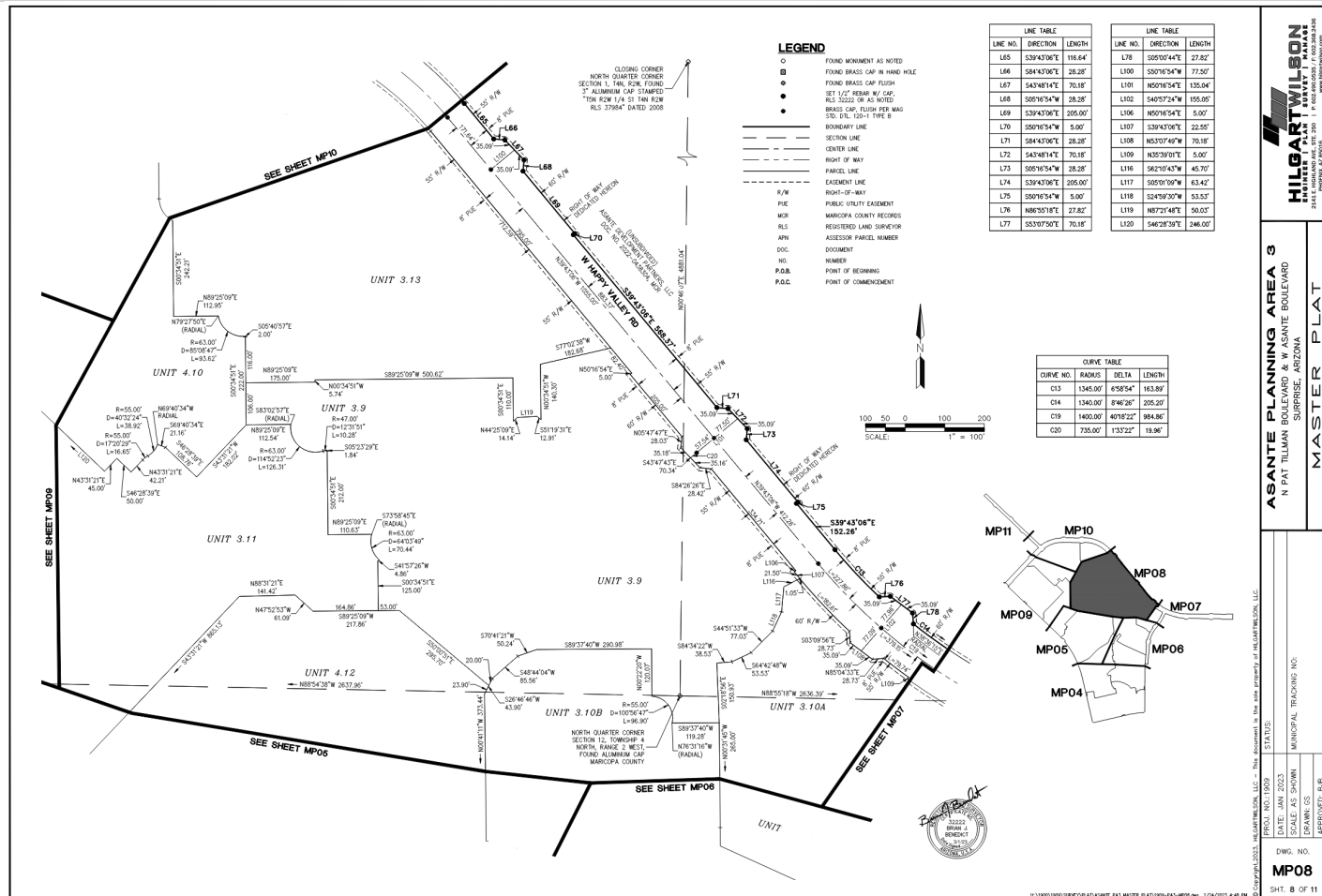
PROJECT NO. 1909  
STATUS: [ ]  
DATE: JAN 2023  
DRAWN BY: JAVIER  
CHECKED BY: [ ]  
APPROVED BY: [ ]

DWG. NO. **MP07**  
SHT. 7 OF 11

FS22-824

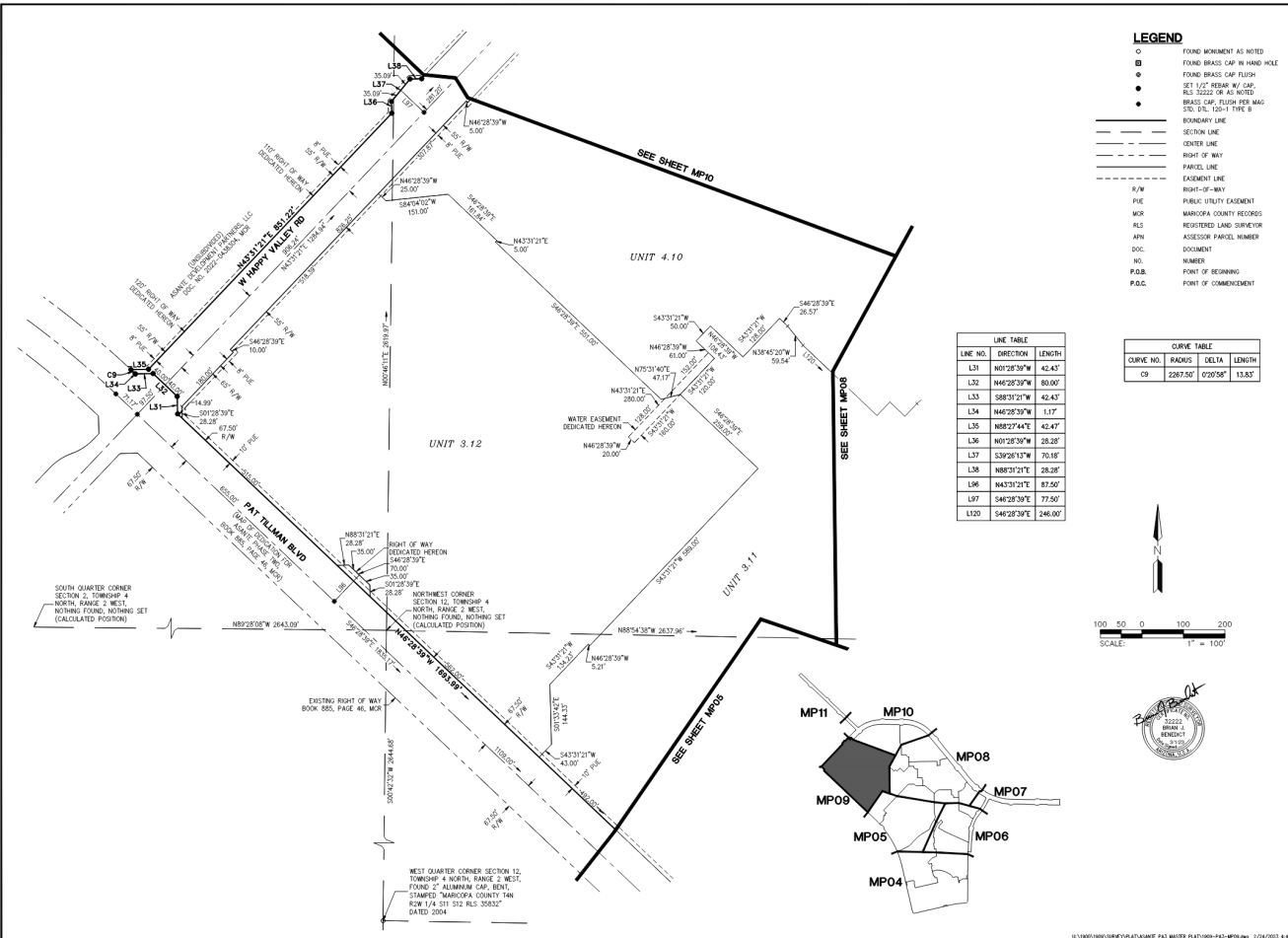
# FS22-1524 FINAL PLAT





# FS22-1524 FINAL PLAT

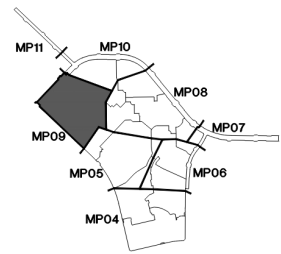
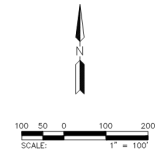
# FS22-1524 FINAL PLAT



- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND BRASS CAP IN HAND HOLE
  - FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP
  - RE-SET TO TOP OF AS NOTED
  - BRASS CAP FLUSH PER MAG
  - TO ETL 150' TYPE D
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - PARCEL LINE
  - EASEMENT LINE
  - R/W RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - WCR MARICOPA COUNTY RECORDS
  - RLS REGISTERED LAND SURVEYOR
  - APN ADDRESOR PARCEL NUMBER
  - DOL DOCUMENT
  - NO. NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L31        | N01°28'30"W | 42.43'  |
| L32        | N46°28'30"W | 80.00'  |
| L33        | S88°31'21"W | 42.43'  |
| L34        | N46°28'30"W | 1.17'   |
| L35        | N08°27'44"E | 42.47'  |
| L36        | N01°28'30"W | 26.28'  |
| L37        | S39°29'12"W | 70.16'  |
| L38        | N69°31'21"E | 26.29'  |
| L39        | N43°31'21"E | 87.50'  |
| L37        | S47°28'30"E | 77.50'  |
| L32D       | S47°28'30"E | 246.02' |

| CURVE TABLE |          |          |        |
|-------------|----------|----------|--------|
| CURVE NO.   | RADIUS   | DELTA    | LENGTH |
| C3          | 2267.50' | 0°20'56" | 13.83' |



**HILGARTWILSON**  
2342 N TILMAN BLVD, SUITE 200 | PHOENIX, AZ 85024  
PHOENIX, AZ 85024

**ASANTE PLANNING AREA 3**  
N PAT TILMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA

**MASTER PLAT**

PREP. NO. 1000  
DATE: JAN 2023  
SCALE: AS SHOWN  
DRAWN: OS  
APPROVED: SE

DWG. NO.  
**MP09**  
SHEET 9 OF 11

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| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE NO.   | DIRECTION   | LENGTH  |
| L61        | N85°54'42"E | 70.13'  |
| L62        | N85°17'25"E | 28.43'  |
| L63        | N90°00'00"E | 21.66'  |
| L64        | S121°44'W   | 5.00'   |
| L98        | S00°00'00"E | 77.49'  |
| L99        | S00°34'S1"W | 155.01' |
| L111       | N89°28'22"E | 28.75'  |
| L112       | N02°34'30"E | 26.17'  |
| L113       | N85°54'39"E | 70.13'  |
| L114       | N44°42'35"E | 28.14'  |
| L115       | N90°00'00"W | 20.49'  |
| L122       | S67°03'52"W | 8.65'   |

| CURVE TABLE |         |           |         |
|-------------|---------|-----------|---------|
| CURVE NO.   | RADIUS  | DELTA     | LENGTH  |
| C10         | 855.00' | 0°55'32"  | 13.81'  |
| C11         | 860.00' | 13°41'25" | 205.49' |
| C12         | 860.00' | 12°14'44" | 183.80' |

# LEGEND

|        |                          |
|--------|--------------------------|
| ○      | FOUND MONUMENT AS NOTED  |
| ○      | FOUND BRASS CAP IN HAND  |
| ○      | FOUND BRASS CAP FLUSH    |
| ○      | 21 1/2" BRASS W/ CAP     |
| ○      | RLS 32222 OR AS NOTED    |
| ○      | BRASS CAP, FLUSH PER MAG |
| ○      | 370. 07L 120-1 TYPE B    |
| ---    | BOUNDARY LINE            |
| ---    | SECTION LINE             |
| ---    | CENTER LINE              |
| ---    | RIGHT OF WAY             |
| ---    | PARCEL LINE              |
| ---    | EASEMENT LINE            |
| ---    | RIGHT-OF-WAY             |
| PUR    | PUBLIC UTILITY EASEMENT  |
| MOR    | MARICOPA COUNTY RECORDS  |
| RLS    | REGISTERED LAND SURVEYOR |
| APN    | ASSESSOR PARCEL NUMBER   |
| DOC.   | DOCUMENT                 |
| N      | NUMBER                   |
| P.O.B. | POINT OF BEGINNING       |
| P.O.C. | POINT OF COMMENCEMENT    |

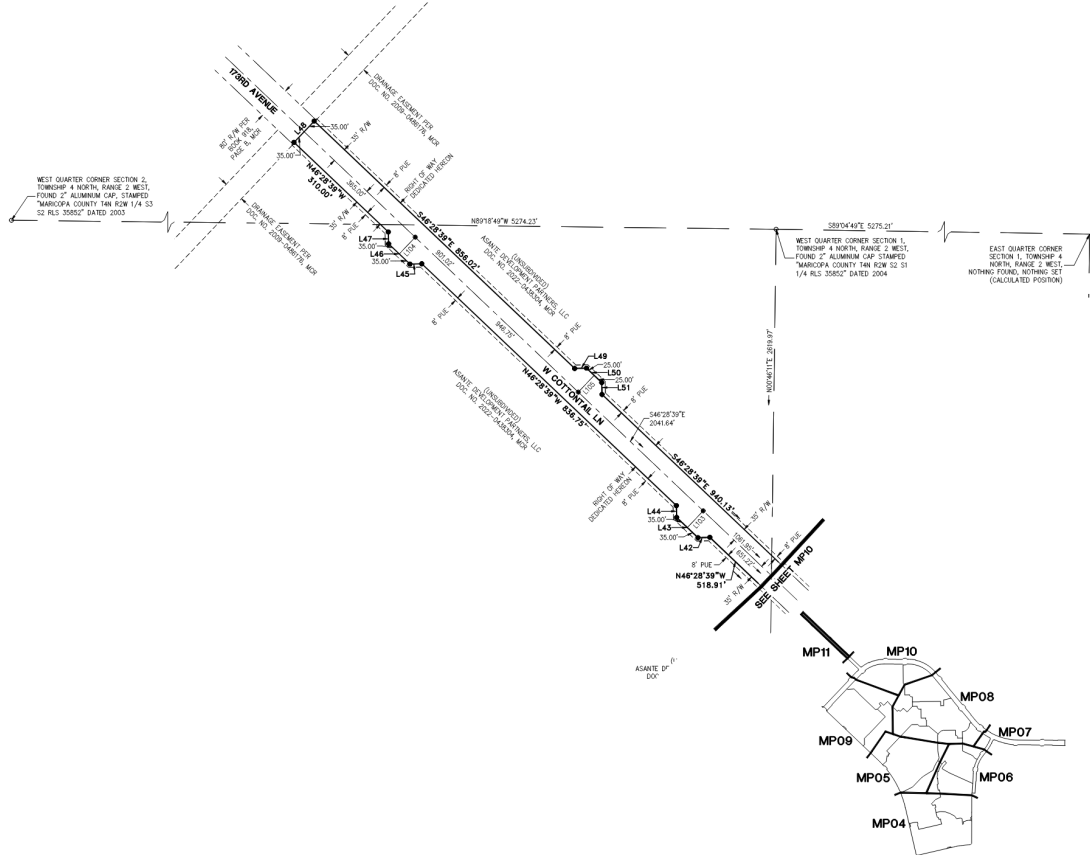


**ASANTE PLANNING AREA 3**  
N PAT TILLMAN BOULEVARD & W ASANTE BOULEVARD  
SURPRISE, ARIZONA

**MASTER PLAT**

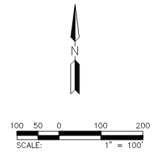
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| DWG. NO.<br><b>MP10</b> |  | STATUS:<br>MUNICIPAL TRACKING NO:                               |  |
| SHT. 10 OF 11           |  | DATE: JAN 2023<br>SCALE: AS SHOWN<br>DRAWN: GS<br>APPROVED: BUB |  |
| PROJECT NO: 1909        |  | PROJECT NAME:                                                   |  |

# FS22-1524 FINAL PLAT



- LEGEND**
- FOUND MONUMENT AS NOTED
  - FOUND BRASS CAP FLUSH
  - SET 1/2\"/>

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE NO.   | DIRECTION   | LENGTH |
| L42        | S88°31'21"W | 28.28' |
| L43        | N46°28'39"W | 70.00' |
|            |             |        |



**HILGART WILSON**  
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SURVEY & MAPPING  
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PHONE: 918.582.5555  
WWW.HILGARTWILSON.COM

**ASANTE PLANNING AREA 3**  
N PAT TULLAH BOULEVARD  
TULSA, OKLAHOMA  
SURPRISE, ARIZONA

**MASTER PLAT**

|                                                                                          |  |                                           |
|------------------------------------------------------------------------------------------|--|-------------------------------------------|
| PROJECT NO.: 2022-01<br>DATE: JAN 2023<br>SCALE: AS SHOWN<br>DRAWN: CS<br>APPROVED: D.B. |  | DWD. NO.:<br><b>MP11</b><br>SHT. 11 OF 11 |
|------------------------------------------------------------------------------------------|--|-------------------------------------------|

# FS22-1524 FINAL PLAT





**SURPRISE**  
ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023

Contact Person: Seth Dyson, DIRECTOR - HSCV,  
Donna Meuse, Human Resources Director, Jeanine  
Jerkovic, DIRECTOR - ECON DEV, Kirsten Hall,  
Economic Development Project Manager

Submitting Department: Economic Development  
Staff Recommendations:

District: Citywide

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Funding Agreement with the Maricopa County Community College District Foundation for career and technical education scholarships and program administration.

### **Motion:**

I move to approve the Funding Agreement Between the City of Surprise and the Maricopa County Community College District Foundation.

### **Background:**

The Surprise City Council approved funding for a pilot program in 2022 to expand workforce development and business assistance. The Maricopa Community College District was identified as a potential partner to assist with career and technical education programming and administration of a scholarship program for Surprise community members.

### **Objective Analysis:**

Increased access through industry recognized certificate programs for community members to upskill to meet the requirements for growth industries; aligns existing education programs, community member potential, and industry needs.

### **Policy Compliant:**

The Maricopa Community College District has industry recognized certificates. As one of the largest community college systems in the United States, its program offerings for career and technical education are reflective of the business environment of the communities it serves. The pilot program will be offering certificates ranging from applied technology to information technology to align with the growing employer base in Surprise and the West Valley.

### **Financial Impact:**

The City Council approved funding in 2022 for the expansion of workforce development and business



assistance. The agreement with the Maricopa Community College District Foundation will not exceed \$35,000 without additional funding approval.

---

**Budget Impact:**

The City Council approved funding in 2022 for the pilot program and is currently budgeted in the Economic Development General Fund operating budget.

**FTE Impact:**

The number of full-time equivalents (FTE) is not impacted by this action.

---

**ATTACHMENTS:**

1. Pres COS MCCCDF 4 18 2023 Scholarship
  2. Agreement COS MCCCDF 4 18 2023
-



# Surprise Applied Technology Scholarship Program

April 18, 2023



# Background

## Industry & Workforce

### External Forces

- Supply Chain & Reshoring
- West Valley applied technology growth (~20,000 jobs)

### Coordination at regional level

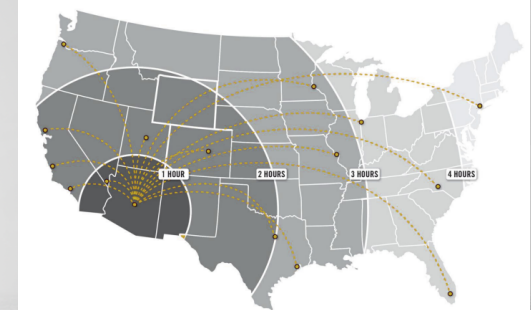
- West Valley Pipeline

### Investment with regional partners

- @WORK

### Collaborative with education providers

- University, Comm College, District, Charter, CTE



# Agreement

## **Surprise Applied Technology Scholarship Program (\$35,000)**

- Provider - Estrella Mountain Community College (EMCC)
- Admin - Maricopa County Community Colleges District Foundation
- Funded - City Council approved in 2022 as pilot program
- Reference - Town of Gilbert & City of Avondale

## **Industry Certificate Programs (EMCC)**

- Semiconductor, Robotics, Electrical, Mechanical, Automation & Coding

## **Time / Investment & Eligibility**

- 10 day to 1 year / \$500 to \$4,000 / On-campus & online
- Resident, student, graduate, employee

## **Future**

- Implement & explore CTE expansion offerings







**Thank You**

**FUNDING AGREEMENT  
BETWEEN  
THE CITY OF SURPRISE  
AND  
THE MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT  
FOUNDATION  
FOR THE  
SURPRISE APPLIED TECHNOLOGY SCHOLARSHIP FUND**

This Funding Agreement (this “Agreement”) is entered into as of \_\_\_\_\_, 2023, between the City of Surprise, an Arizona municipal corporation (the “City”) and the Maricopa County Community College District Foundation, an Arizona non-profit corporation d/b/a Maricopa Community Colleges Foundation (“MCCCDF”, or the “Foundation”). The City and Foundation are referred to herein individually as a “Party” and collectively as the “Parties.”

**RECITALS**

- A. On March 15, 2022 the City of Surprise City Council approved Resolution #2022-27 which included the use of funds in the amount of \$35,000 for the purpose of providing scholarships to City residents and those working in the City.
- B. The City has estimated that there are, or will be in the near future, some 5,000 net new jobs in the Surprise employment area pipeline which has created the need to better connect City residents and those working in the City with industry opportunities.
- C. The City has determined that a number of these current and future employment opportunities are and will continue to be in the fields of manufacturing and technology.
- D. Estrella Mountain Community College (“EMCC”), a member of the Maricopa County Community College District (the “District”), provides post-secondary education in fields related to the advanced manufacturing and technology industries.
- E. The Foundation is an organization recognized as tax-exempt under Section 501(c)(3) of the Internal Revenue Code and receives and manages gifts, and provides scholarship opportunities, for the benefit of and on behalf of the District and its 10 colleges.
- F. The Parties intend to establish a new, non-endowment, Surprise Applied Technology Scholarship (the “Scholarship”) at EMCC to provide resources to City residents and those working in the City who are interested in working in the advanced manufacturing and technology fields.



- G. The Parties believe that the Scholarship will help educate and train eligible recipients, while creating a pool of local educated professionals to help serve the various businesses, enterprises, and employers that employ City residents and students.
- H. The City and the Foundation desire to enter into this Agreement to establish each Party's rights and responsibilities with respect to the City providing the Foundation with funding for the Scholarship and the Foundation's administration of the same.

### AGREEMENT

**NOW, THEREFORE**, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Purpose of Agreement.** The purpose of this Agreement is for the City to fund a non-endowment scholarship, as part of a pilot program for the City, to be administered by the Foundation that will provide financial support to students interested in pursuing programs in advanced manufacturing and technology industry that are specifically described in Exhibit A attached hereto and incorporated herein by reference.
2. **Funding and Duration of Agreement.** This Agreement is subject to an appropriation of funds by the City Council. It is the City's intent to fund this initial pilot program one-time, in the amount of Thirty Five Thousand Dollars (\$35,000.00). This Agreement shall be effective as of the date set forth above and shall remain in full force and effect until the City's Scholarship Fund is depleted in accordance with the terms of this Agreement. Following the depletion of the City's Scholarship Fund, the City Council and staff may review all reports and data generated by the Scholarship program. The City Council may, in its sole discretion, approve additional Scholarship funds for additional educational years.
3. **The Foundation's Obligations and Use of Funds Received from City.** The Foundation shall use the Funds received from the City to create and administer the Surprise Applied Technology Scholarship Fund (the "Scholarship Fund") that will be used to fund the Scholarship in accordance with the criteria set forth herein, and in Exhibit A of this Agreement, attached hereto. Specifically, the Foundation shall:
  - A. Establish a Surprise Applied Technology Scholarship fund account to be used during the Program Period for administering and awarding Scholarships.
  - B. Collaborate with scholarship program partners to ensure criteria, selection and award of the scholarship is aligned with EMCC and MCCCDF policies and procedures.
  - C. Award Scholarships to successful applicants/recipients after participant selection in accord with applicable eligibility requirements. This Scholarship is not based on financial need.

- i. The successful recipient shall meet at least one of these requirements:
  - a. resident of the City of Surprise;
  - b. currently enrolled; or graduated in past year 24 months from a public or private education institution in the City;
  - c. part-time or full-time employment within the City
- ii. Recipients must enroll in one of the eligible academic programs held at Estrella Mountain Community college (EMCC). See eligible course list set forth on Exhibit A attached hereto.
- iii. The Scholarship funds may also be applied to cover the costs of the materials required by the program, including lab costs, as determined by EMCC.

D. Thoroughly vet applicants as follows:

- i. Interested eligible applicants will apply through the MCCCDF application system (Next Generation).
- ii. The Application shall include customized fields inquiring about the City's eligibility requirements set forth above, including Surprise residency, City employment, and current educational enrollment and/or recent high school graduation.
- iii. If applicable, applicant submits necessary documentation to show intent to take desired educational course work in the categories set forth herein below on Exhibit A.
- iv. Successful applicants will be selected upon the information provided in the online application system and determined by processes to be established by the Parties.

The Foundation shall be the administrator of the Scholarship Fund and shall use the proceeds of the Scholarship Fund exclusively for the administration of the Scholarship as set forth herein. Once disbursed to the Foundation, in the event the annual funding of monies is not fully allocated to qualifying students, monies in the Scholarship Fund may be rolled over to subsequent years. However, the Scholarship Fund must be fully depleted prior to January 1, 2024. If the Scholarship Fund is not depleted prior to January 1, 2024, the Foundation shall remit the remaining balance of the Scholarship Fund back to the City by February 1, 2024 (the "Program Period"). Notwithstanding anything to the contrary in this Section 3, the Foundation shall be entitled to assess a new gift administration fee of two percent (2%) in the quarter in which funds described in Section 4 are received by the Foundation to pay for costs and expenses incurred by the Foundation in administering the Scholarship Fund.

4. **City's Financial Obligation.** The City shall provide the Foundation with an amount not to exceed \$35,000.00 for the Scholarship Fund as detailed herein. Within thirty (30) days of execution of this Agreement by the Parties, or as soon as practicable thereafter, the City shall pay \$35,000.00 to the Foundation to be used for the Scholarship Fund.



5. **Reporting:** The Foundation shall maintain records, books, documents, and other materials relevant to its performance under this Agreement and shall provide the City with the necessary information to meet the City's reporting requirements. This includes maintaining adequate records to demonstrate funds are utilized in accordance with the purposes of this agreement, along with information identifying the recipient, amount, and date of transfer. The City may request additional information, as needed. These records shall be subject to inspection, review and audit by the City or its designee, for five years following termination of this Agreement.

At least quarterly, the Foundation shall submit to the City an itemized report setting forth an accounting for the Scholarship Fund and detailing how the funds in the Scholarship Fund were expended.

6. **Noncompliance.** If the City, in its sole discretion, determines the Foundation is in breach of this Agreement, the City shall give written notice to the Foundation of the specific area of noncompliance. The Foundation shall correct the breach and comply with the terms of this Agreement within 30 calendar days of the date on the City's notice.
7. **Termination for Cause:** If the Foundation does not comply within 30 calendar days from the date of the notice of breach, the City may terminate this Agreement, and the Foundation shall immediately return to the City all funds provided by the City pursuant to this Agreement, excluding amounts of the Scholarship Fund disbursed to students as of the termination date.
8. **Termination of the Scholarship Without Cause.** The City may terminate this Agreement, for convenience or otherwise, for any reason or no reason within the City's sole and absolute discretion, and for no consideration or damages, upon 30 days prior written notice to the Foundation. Should the City terminate the Scholarship pursuant to this Section, this Agreement shall automatically terminate, in which event the Foundation shall refund to the City its proportionate share of the Scholarship Fund, excluding amounts of the Scholarship Fund disbursed to students as of the termination date.
9. **Compliance with Law, Guidelines.** The Foundation shall comply with all federal, state, and local laws and all other applicable requirements including the Family Educational Rights and Privacy Act, federal Single Audit requirements, to the extent applicable.
10. **Conflict of Interest.** In accordance with ARIZ. REV. STAT. § 38-511, the Foundation and the City may cancel this Agreement within three years after the execution of this Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of either party, at any time while this Agreement or any extension thereof is in effect, is an employee or agent of any other party to this

Agreement in any capacity or a consultant to any other party with respect to the subject matter of this Agreement.

11. **Indemnification:** The City's role is solely to provide funding for the Scholarship Fund. The Foundation agrees to defend, hold harmless and indemnify the City from any claims, loss, damage, liability, cost, charge or expense, whether direct or indirect, including reasonable attorney's fees, and whether to any person or property to which the City, its agents, employees or said parties may be subject to related to the Scholarship or the Scholarship Fund, including, but not limited to, actions for bodily injury, illness, death, or property damage. This section shall survive the expiration or termination of this Agreement.
12. **Independent Contractor.** The Foundation is an independent contractor and not an agent or employee of the City.
13. **Entire Agreement; Amendments.** This Agreement represents the entire agreement between the Parties with respect to the subject matter hereof. This Agreement may not be amended except through an appropriate writing signed by the Parties.
14. **Assignment Prohibited.** The Foundation shall not assign any rights acquired hereby, without first obtaining the written consent of the City.
15. **Non-Appropriation.** The City's obligations to fund the Scholarship pursuant to this Agreement, including Section 4 above, are contingent upon the City Council's appropriation of funds sufficient to fund the Scholarship, and making such funds actually available for payment by the City of expenses incurred herein. The City shall be the sole judge and authority in determining the availability of funds under this Agreement and the City shall keep the Foundation fully informed as to the availability of funds. The obligation of the City to incur expenses pursuant to this Agreement is a current expense of the City, payable exclusively from such annual appropriations, and is not a general obligation or indebtedness of the City. If the City Council fails to appropriate money sufficient to pay the amounts as set forth in this Agreement during any immediately succeeding fiscal year, this Agreement shall terminate at the end of then-current fiscal year and the City shall be relieved of any subsequent obligation under this Agreement.
16. **Immigration Law Warranty.** As required by A.R.S. § 41-4401, the Foundation hereby warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). The Foundation further warrants that after hiring an employee, the Foundation verifies the employment eligibility of the employee through the E-Verify program. If the Foundation uses any subcontractors in performance of this Agreement, subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A), and subcontractors shall further warrant that after hiring an employee, such subcontractor verifies the employment eligibility of



the employee through the E-Verify program. A breach of this warranty shall be deemed a material breach of this Agreement that is subject to penalties up to and including termination of this Agreement.

17. **Notices and Requests.** Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (a) delivered to the Party at the address set forth below, (b) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (c) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City:           City of Surprise  
                                  16000 N Civic Center Plaza  
                                  Surprise, Arizona 85374  
                                  Attn: Jeanine Jerkovich, Director, Economic  
                                  Development

With copy to:           City of Surprise  
                                  16000 N Civic Center Plaza  
                                  Surprise, Arizona 85374  
                                  Attn: Robert Wingo, City Attorney

If to the Foundation:   Maricopa Community Colleges Foundation  
                                  2419 West 14th Street  
                                  Tempe, Arizona 85281  
                                  Attn: Brian Spicker, President and CEO

With copy to:           Estrella Mountain Community College  
                                  3000 North Dysart Rd.  
                                  Surprise, Arizona 85392  
                                  Attn: Jonathan Robles

or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this subsection. Notices shall be deemed received (a) when delivered to the Party, (b) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (c) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

18. **Israel.** The Foundation certifies that it is not currently engaged in, and agrees for the duration of this Agreement that it will not engage in a “boycott,” as that term is defined in Ariz. Rev. Stat. § 35-393, of Israel.
19. **Compliance with Ariz. Rev. Stat. § 35-394.** The Foundation hereby certifies that it shall comply with A.R.S. § 38-394, and shall sign the Certification attached hereto as Exhibit B.
19. **Counterparts.** Except as may be prohibited by applicable law or regulation, this Agreement and any amendment may be signed in counterparts, by facsimile, PDF, or other electronic means, each of which will be deemed an original and all of which when taken together will constitute one agreement. Facsimile and electronic signatures will be binding for all purposes.
20. **Severability.** If any provision of this Agreement shall be found invalid or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement as of the date set forth above.

**“City”**

THE CITY OF SURPRISE, an Arizona  
municipal corporation,

\_\_\_\_\_  
Skip Hall, Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
Sherry Aguilar, City Clerk

**“Foundation”**

MARICOPA COUNTY COMMUNITY  
COLLEGE DISTRICT FOUNDATION  
D/B/A MARICOPA COMMUNITY  
COLLEGES FOUNDATION, an Arizona  
non-profit corporation,

*Brian Spicker*

\_\_\_\_\_  
Brian Spicker, President and CEO

Date: 03 / 21 / 2023



**EXHIBIT A**  
**Areas of Study to be Eligible for the City of Surprise Applied Technology**  
**Scholarship Program**

**Automated Industrial Technology I** - The Certificate of Completion (CCL) in Automated Industrial Technology I prepares students to troubleshoot, maintain and repair a variety of automated electro-mechanical, product assembly and product distribution systems that use other methodologies to accomplish system management. **16 credits – in-county-resident cost \$1,360. Materials cost: \$250 Timeframe: Complete in two semesters or less. Held at Estrella Mountain Community College**

**Automated Industrial Technology II** - The Certificate of Completion (CCL) in Automated Industrial Technology II prepares students to troubleshoot, maintain and repair a variety of automated electro-mechanical, product assembly, process control, and product distribution systems that use programmable controls and other methodologies to accomplish system management. **32 credits – in-county-resident cost \$2,720. Materials cost: \$250 Timeframe (fulltime): Complete in two semesters or less. Held at Estrella Mountain Community College**

**Electrical Systems Technology** - The Certificate of Completion (CCL) in Electrical Systems Technology program curriculum is designed to provide training for persons interested in the installation and maintenance of electrical systems found in commercial and industrial facilities. **20 credits – in-county-resident cost \$1,700. Materials cost: \$250 Timeframe: Complete in two semesters or less. Held at Estrella Mountain Community College**

**Mechanical Systems Technology** - The Certificate of Completion (CCL) in Mechanical Systems Technology program curriculum is designed to provide training for persons interested in the installation and maintenance of mechanical systems found in commercial and industrial facilities. **18 credits - in-county-resident cost \$1,530. Materials cost: \$250 Timeframe: Complete in two semesters or less. Held at Estrella Mountain Community College**

**Robotics Technology** - The Certificate of Completion (CCL) in Robotics Technology prepares students for the field of robotics operations, applications, programming and Automation System Integration. The program emphasizes knowledge and skills required to troubleshoot, program, repair, operate and work safely with robots. **7 credits - in-county-resident cost \$595. Materials cost: \$250 Timeframe: Complete in one semester. Held at Estrella Mountain Community College**

**Semiconductor Technician Quickstart program** -The Semiconductor Technician Quick Start is an intense, 10-day program designed to prepare you for an entry-level technician job in a semiconductor, or microchip, manufacturing facility. The Quick Start runs every two weeks through the summer of 2023. Students who complete the program will receive a Semiconductor Technician, Level 1 certificate and three college credits. \$500. **3 credits.**

**Timeframe: 10 days. Interview held with employers at completion of course. Held at Estrella Mountain Community College**

**Back End Software Development Coding Bootcamp** - EMCC and Promineo Tech are partnering to offer you the affordable training you need to become a software developer! Software developers create computer programs that help users do everything from organize data to play video games. They write the back-end and front-end computer programs we all rely on to help us in our everyday lives. **18 hours non-credit classes. \$3,600**  
**Timeframe: 18 hours. Held online**

**Front End Software Development Coding Bootcamp**- EMCC and Promineo Tech are partnering to offer you the affordable training you need to become a software developer! Software developers create computer programs that help users do everything from organize data to play video games. They write the back-end and front-end computer programs we all rely on to help us in our everyday lives. **18 hours non-credit classes. \$3,600**  
**Timeframe: 18 hours. Held online**



**EXHIBIT B – CERTIFICATION – A.R.S. § 38-394**

|                                                                                                                 |                                                                       |                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <br><b>SURPRISE</b><br>ARIZONA | <b>CERTIFICATION OF COMPLIANCE<br/>WITH ARIZ. REV. STAT. § 35-394</b> | <b>CITY OF SURPRISE</b><br>Economic Development<br>Department<br>16000 N. Civic Center Plaza<br>Surprise, AZ 84374 |
|                                                                                                                 |                                                                       |                                                                                                                    |

| <b>CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <p><input checked="" type="checkbox"/> Pursuant to subsection A of A.R.S. § 35-394, I certify that I am authorized to make this certification on behalf of the Maricopa County Community Colleges District Foundation ("MCCCDF"). I further certify that MCCCDF does not currently, and agrees for the duration of the contract that it will not, use:</p> <ol style="list-style-type: none"><li>1. The forced labor of ethnic Uyghurs in the People's Republic of China.</li><li>2. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.</li><li>3. Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.</li></ol> |                                                                                                                                  |
| <p>By: <u>Brian Spicker</u><br/>Printed Name: <u>Brian F. Spicker</u><br/>Entity: _____<br/>Date: <u>03 / 21 / 2023</u><br/><br/>Maricopa County Community College Foundation</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Address: <u>2419 W 14th St., Tempe, AZ 85281</u><br/>Phone Number: <u>602-572-8566</u><br/>Facsimile: <u>480-731-8411</u></p> |



# Signature Certificate

Reference number NMVKT-GEZ5L-PEPRH-VVWQWG

## Signer

## Timestamp

## Signature

### Brian Spicker

Email: brian.spicker@domail.maricopa.edu

Sent:

20 Mar 2023 23:10:08 UTC

Viewed:

21 Mar 2023 16:38:57 UTC

Signed:

21 Mar 2023 16:39:14 UTC

*Brian Spicker*

### Recipient Verification:

✓Email verified

21 Mar 2023 16:38:57 UTC

IP address: 174.234.218.229

Location: Phoenix, United States

Document completed by all parties on

21 Mar 2023 16:39:14 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.









## CITY OF SURPRISE Regular City Council Meeting

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Council Meeting Date: April 18, 2023      Contact Person: Adam Lane  
Submitting Department: Human Svcs and Comm      District: Citywide  
Vitality  
Staff Recommendations:

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2023-2024.

---

### **Motion:**

I move to approve the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2023-2024.

---

### **Background:**

As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City of Surprise is required to complete an Annual Action Plan to allocate anticipated funding from the Department of Housing and Urban Development (HUD), and to prioritize goals and projects that will be addressed with the annual allocation.

The Program Year 2023 Annual Action Plan is the fourth year of the 2020-2024 Consolidated Plan. The Action Plan will set funding priorities for the Program Year 2023 (July 1, 2023 – June 30, 2024) based on the Goals and Objectives set in the Consolidated Plan.

---

### **Objective Analysis:**

Approval of this item will result in a submission of the Annual Action Plan to the Department of Housing and Urban Development (HUD) for approval.

---

### **Policy Compliant:**

This action is compliant with City and Council policies as well as federal guidelines.

---

### **Financial Impact:**

This item will allow for one-time expenditure of up to \$766,813 in CDBG grant funding. There is no match requirement. All CDBG related expenditures will be reimbursed the same fiscal year expenses are incurred.

---

### **Budget Impact:**



Budget authority for FY2024 CDBG projects will be included in the FY2024 budget adoption process.

**FTE Impact:**

None

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**ATTACHMENTS:**

1. 2023 AAP COUNCIL Staff Report
  2. PY23 Action Plan Draft
  3. Presentation
-



## HUMAN SERVICE AND COMMUNITY VITALITY

**Date:** April 18, 2023  
**To:** Mayor and City Council Members  
**From:** Adam Lane, Housing & Community Services Supervisor  
**Re:** Program Year 2023 CDBG Annual Action Plan – Approval

### **Introduction**

As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City of Surprise is required to complete an Annual Action Plan to allocate anticipated funding from the Department of Housing and Urban Development (HUD), and to prioritize goals and projects that will be addressed with the annual allocation.

The Program Year 2023 Annual Action Plan is the fourth year of the 2020-2024 Consolidated Plan. The Action Plan will set funding priorities for the Program Year 2023 (July 1, 2023 – June 30, 2024) based on the Goals and Objectives set in the Consolidated Plan.

### **Background**

A key feature to these grants from the Department of Housing and Urban Development (HUD), is the City's ability to choose how the funds will be used. HUD provides a wide range of eligible activities that can be utilized with funding. The Consolidated Plan helped to determine the most pressing needs of the community, and develop effective, market-driven strategies to meet those needs. As a review, the high priority needs and goals identified in the Consolidated Plan are as follows:

1. Maintain and increase the availability of **Affordable Housing**.
2. Invest in **Public Facility Improvements**.
3. Support **Public Services**.
4. Continue **Planning & Administration** of HUD funded programs.

Over the course of the Plan, the following **Goals** and Outcomes were established:

1. Housing Rehabilitation
2. Tenant Based Rental Assistance (HOME)



3. Develop Affordable Rental Housing (CDBG & HOME)
4. Housing Services in support of the HOME program.
5. Public Facility Improvements
6. Public Services
7. Administration & Planning

### **Analysis of Impediments to Fair Housing Choice (AI)**

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the City of Surprise certifies that they will affirmatively further fair housing, by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice and maintaining records that reflect the analysis and actions in this regard.

Affirmatively furthering fair housing is defined in the Fair Housing Act as taking “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.

#### **Fair Housing Goals:**

1. Review zoning and municipal codes for barriers to housing choice.
2. Increase availability of accessible housing.
3. Promote homeownership and rental opportunities in areas outside of racially or ethnically concentrated areas of poverty (R/ECAPs).
4. Enhance community services in R/ECAPs.
5. Promote community and service provider knowledge of fair housing and ADA laws.

### **Program Year 2023 Annual Action Plan**

The CDBG allocation for Program Year 2023 is **\$766,813**. There are no match or leverage requirements for CDBG, however the City has allocated approximately \$75,000 for program administration and program service delivery. Funding requirements cap Administration and Planning at 20% of the allocation, as well as 15% for Public Service activities.

To meet the Goals and Objectives identified in the 2020-2024 Consolidated Plan and AI, the following projects are recommended:

1. **Affordable Housing – \$170,000**  
Rehabilitation including acquisition of single-family homes for low-and moderate-income homeowners.
2. **Tenant Based Rental Assistance (\*HOME funding) – \$252,694**  
Rent and utility subsidy for LMI households.

3. **Housing Services – \$95,000**  
Services in support of the HOME program.
4. **Public Facility Improvements – \$243,951**  
Improvements to public facilities that serve LMI persons or located in LMI areas.
5. **Public Services (15%\*\* – \$104,500**  
Services for LMI persons who are seniors, disabled, homeless, or at risk of becoming homeless.
6. **Planning & Administration (20%) – \$153,362**  
Expenses related to administering the program, preparing planning documents, and Fair Housing activities.

\*HOME funds will be approved through the Maricopa HOME Consortium Annual Action Plan process.

\*\*15% cap calculation includes previous year Program Income.

## **2023 Subrecipients**

HUD allows the City to evaluate its own institutional capacity and make decisions on how to best administer the program. The City can select nonprofit organizations or entities, as defined in 24 CFR 570.204(c), to act as a subrecipient to carry out eligible activities that address the 2020-2024 Consolidated Plan Highest Priority Needs.

For Program Year 2023, City staff evaluated existing subrecipients as well as past subrecipients whose projects aligned with high priority needs and organizational capacity. Reviewers utilized defined criteria that evaluated each subrecipient based on a PASS or FAIL threshold, as well as a scaled scoring evaluation that determined projects that are low risk, more closely aligned with identified needs, and most beneficial to the city in carrying out objectives.

## **Subrecipient Evaluation**

### **Threshold Criteria**

Subrecipients that do not meet the PASS threshold criteria will not be considered further.

- ✓ Meet CDBG National Objective
- ✓ Anticipated to be completed within Action Year
- ✓ Meets eligibility requirements applicable to proposed project
- ✓ Meets definition of a Subrecipient
- ✓ \*Returning Subrecipient- In Compliance with current agreement and on track to spend 50% of allocation

### **Scoring Evaluation**

Subrecipients were scored based on the following factors;



- ✓ "Organizational Capacity (20 points)"
- ✓ "Cost (10 points)"
- ✓ "Experience working with HUD Funded Programs (20 points)"
- ✓ "Method of Approach (15 points)"
- ✓ "Partnering/Complementing/Duplicating Services (5 points)"
- ✓ "Consistency with Identified Priority Needs (25 points)"
- ✓ "Pledge of Leveraging Resources (5 points)"

To meet the **Goals and Objectives** identified in the 2020-2024 Consolidated Plan and AI, the following Subrecipient activities are recommended:

1. **A New Leaf**  
**Tenant Based Rental Assistance – \$95,000**  
 Housing services in support of the TBRA program - (15) LMI households.  
**Housing Support Center Operations - \$52,000**  
 Management and operations of the West Valley Housing Assistance Center - (150) LMI persons.
2. **Lutheran Social Services**  
**IHELP- \$30,000**  
 Services for (100) LMI persons who are homeless including case management and emergency overnight shelter.
3. **Newtown CDC (New Subrecipient)**  
**Acquisition Rehab- \$150,000**  
 Acquire and rehabilitate SFD homes to create homeownership opportunities for LMI households.

## **Recommendations**

Staff recommends approval of the Program Year 2023 Annual Action Plan for submittal to HUD.

Staff recommends approval of the Subrecipient projects proposed for the Program Year 2023 Annual Action Plan.

## **Previous Actions**

- Needs Public Hearing – February 8, 2023
- 30-Day Public Comment Period – March 8, 2023 – April 12, 2023
- VDHS Commission Review & Public Hearing – April 12, 2023

## **Future Actions**

- Submission of Plan to HUD – May 15, 2023

# CITY OF SURPRISE, ARIZONA

## ANNUAL ACTION PLAN

### Program Year 2023

July 1, 2023 – June 30, 2024



Year 4 of the 2020-2024 Consolidated Plan

ON REQUEST THIS DOCUMENT CAN BE MADE AVAILABLE IN ALTERNATE FORMATS





City of Surprise  
16000 N. Civic Center Plaza  
Surprise, AZ 85374  
**Annual Action Plan 2023**  
**Year Four of the 2020-2024 Consolidated Plan**

**Prepared for:**

City of Surprise

16000 N. Civic Center Plaza

Surprise, AZ 85374

[www.surpriseaz.gov](http://www.surpriseaz.gov)

Skip Hall, Mayor

Nick Haney, Councilmember

Aly Cline, Councilmember

Patrick Duffy, Councilmember

Ken Remley, Councilmember

Jack Hastings, Councilmember

Chris Judd, Vice Mayor

Bob Wingenroth, City Manager

**Prepared by:**

City of Surprise

Human Service & Community Vitality

Housing & Community Services Division

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-1550

[www.surpriseaz.gov](http://www.surpriseaz.gov)

## Table of Contents

|                                                                 |    |
|-----------------------------------------------------------------|----|
| Executive Summary AP-05 .....                                   | 4  |
| Lead & Responsible Agencies PR-05 .....                         | 8  |
| Consultation AP-10 .....                                        | 9  |
| Citizen Participation AP-12 - .....                             | 17 |
| Expected Resources AP-15.....                                   | 19 |
| Annual Goals & Objectives AP-20 .....                           | 21 |
| Projects AP- 35 .....                                           | 24 |
| Project Summary AP-35 .....                                     | 25 |
| Geographical Distribution AP- 50.....                           | 29 |
| Barriers to Affordable Housing AP-75 .....                      | 30 |
| Other Actions AP-85.....                                        | 32 |
| Program Specific Requirements AP-90 .....                       | 37 |
| Appendix .....                                                  | 38 |
| List of Attachments .....                                       | 38 |
| A- Letter of Submission to HUD.....                             | 38 |
| B- City of Surprise Program Year 2023 Alternative Version ..... | 38 |
| C- Program Year 2023 Spending Synopsis.....                     | 38 |
| D- Citizen Participation Documents.....                         | 38 |
| E- SF424 and Certifications .....                               | 38 |



## Introduction

The City of Surprise, Arizona, receives an annual entitlement allocation from the U.S. Department of Housing and Urban Development (HUD): the Community Development Block Grant (CDBG) program and HOME Investment Partnership Program (HOME).

A key feature of these grants is the City's ability to choose how the funds will be used. HUD provides a broad range of eligible activities that can be utilized with CDBG funding. The City must determine which of the eligible activities will best serve the needs of the community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires grantees to develop a Five-Year Consolidated Plan.

The City of Surprise 2020-2024 Consolidated Plan identifies priority needs and goals to which CDBG funds should be allocated. The 2023 Program Year (PY) will be the fourth year of the current five-year Consolidated Plan. The Program Year will start on July 1, 2023, and end on June 30, 2024. This Annual Action Plan will identify available resources and outline the use of the available resources during the Program year to meet the needs of the community. The available resource for Program Year 2023 includes CDBG Entitlement funding. As a member of the Maricopa HOME Consortium, the City will receive HOME funding through an agreement with the Consortium. Although the funding is allocated in the Consortium 2023 Annual Action Plan, the City will consider that funding when making decisions for its Annual Action Plan. For Program Year 2023, the City does not anticipate any Program Income to be received.

## Summary of the objectives and outcomes identified in the Plan

The Surprise's 2020-2024 Consolidated Plan is a five-year strategic plan that provides an outline of actions for the community as it works toward meeting the housing and community development needs of its low and moderate-income and special needs households. The plan identified the following high priority needs:

1. Increase access to and support the development of affordable housing.
2. Support public facility improvements in the Original Town Site.
3. Support public services for low- and moderate-income persons who are disabled, homeless, at risk of becoming homeless, as well as life skill training for youth.
4. Continue to provide planning and administrative support to deliver HUD-funded programs and fair housing activities.

The City of Surprise will allocate funding to meet the goals and objectives outlined in the Consolidated Plan. In Program Year 2023, projects will invest entitlement funds to continue to supporting the following:

1. Housing Rehabilitation
2. Housing Services
3. Public Facility Improvements
4. Public Services
5. Planning & Administration

The City of Surprise has an experienced and dedicated staff to oversee and administer the requirements of the Community Development Block Grant and HOME funding. The City will continue to make affordable housing one of its highest priorities in PY2023 by continuing to invest in housing rehabilitation. Through both City and Subrecipient administered programs, the City will help to preserve existing affordable housing stock and create new homeownership opportunities for low- and moderate-income households. With some of the fastest rising rents in the nation, the City will help to alleviate the burden of high rental rates by supporting the City's Tenant Based Rental Assistance program, as well as providing new access to transitional/bridge housing. These programs will help homeless or at risk of becoming homeless families achieve stable housing.

Program Year 2023 will be the third year of the program following the unprecedented COVID-19 Pandemic. The national crisis has driven an already vulnerable and unaffordable housing market into uncharted territory. Low-and Moderate-Income families have continued to be placed at risk of becoming homeless and actually becoming homeless. The City of Surprise will continue to make investments in public facilities to help persons who are homeless or at risk of becoming homeless. These facilities will provide emergency housing, access to housing resources and other public services to help households achieve housing stability. The City will also continue to support its most vulnerable populations by funding Public Services. Through non-profit partnerships and program sub-grantees, the City will help to provide essential services to seniors, disabled persons, homeless, and persons at risk of becoming homeless.

The City is also committed to meeting the goals and objectives identified in the Analysis of Impediments to Fair Housing Choice (AI). The goals and objectives were identified through a joint effort with the Maricopa County HOME Consortium. Insufficient affordable housing in a range of unit sizes, and insufficient accessible affordable housing continue to be high priority impediments to fair housing in Surprise. The City will continue to promote community service provider knowledge of fair housing and ADA laws through community engagement and education classes.

Finally, the City is committed to administering the program efficiently, and in compliance with the requirements of the funding source. To that end, the City will allocate funding for Planning & Administration of the program and its projects. The effective planning of projects is essential to maintaining program compliance, leveraging funding, and project underwriting that ensures the City's investments are protected and create valuable outcomes for the community.



## **Evaluation of past performance**

The City is building upon the previous experience and success that the City had with utilizing HUD funding for housing rehabilitation, public services, and public facility improvements. In addition to the five-year Consolidated Plan and Annual Action Plan, the City must complete a Consolidated Annual Performance and Evaluation Report (CAPER) to maintain compliance with the grant program. To date, the City of Surprise has successfully completed all of the regulatory reporting requirements, and successfully reported the accomplishments of previous Annual Action Plans for the planned expenditures. During the first three years of the Consolidated Plan, the City enacted its goal to support affordable housing by funding the Housing Rehab program and housing services for the Tenant-Based Rental Assistance Program. Additionally, the City funded Public Facility Improvements that helped to complete a youth baseball field in the Original Town Site of Surprise. Public services were supported through non-profit partners and other City Departments to provide essential services to the most vulnerable residents.

And finally, the City received CDBG-CV funding through the CARES Act and was able to quickly plan and administer the funding to help low- and moderate-income residents who had been impacted by the COVID-19 Pandemic. In Program Year 2022, the City utilized CDBG-CV funding to help establish the West Valley Housing Assistance Center. This new center will provide seven (7) units of non-congregate short-term housing, as well as supportive services for persons who are homeless or at risk of becoming homeless. The City will continue to support the programs created utilizing CDBG-CV funding in Program Year 2023 to help those impacted by the pandemic.

## **Summary of citizen participation process and consultation process**

Citizen participation plays an integral role throughout the planning and development of the Annual Action Plan. Participation of its Citizens in the process is desired to ensure the City is utilizing the resources towards projects that its residents have identified as a high priority. Additionally, effective citizen participation helps to better inform the public, identify hidden community needs, bring forward citizen ideas, and generate involvement and commitment to proposed solutions.

Citizen participation began with the creation of the five-year Consolidated Plan. During the formation of the Consolidated Plan, the City conducted extensive community outreach and participation. The outreach included community forums conducted in the City's Original Town Site, a targeted area. Additionally, a Consolidated Plan questionnaire was provided to gain input from the community. A total of two hundred twenty-three (223) residents responded to the questionnaire.

The Community Needs Assessment included nine (9) focus groups with over one hundred twenty (120) participants. Group interviews were conducted with thirty-nine (39) individuals, each of whom was a recent receiver of public services. The results of the Needs Assessment was a guiding document which assists in prioritizing plans, initiatives, and programs to meet growing or unmet human service needs in our city.

In January 2023, the City held two (2) community stakeholder meetings to help update the Community Needs Assessment and provide an update on the progress of the strategic plan. These input sessions administered by Vitalyst Health Foundation invited both internal City staff, as well as external stakeholders to evaluate the City through its Elements of Healthy Community Wheel. Vitalyst defines a healthy community as “One where people have the opportunity to make healthy choices in environments that are safe, free from violence, and designed to promote health. Factors that influence health range from early childhood education to quality housing and jobs, and include many other areas of community development such as financial inclusion, access to health clinics and healthy food, sustainable energy, and transportation.”

For the PY2023 Annual Action Plan, the City continued to build on the successful Citizen participation that helped to formulate the Consolidated Plan. On February 8, 2023, the City conducted the first of two (2) public hearings held during the formation of the Annual Action Plan. This “Needs” hearing gave citizens and local stakeholders an opportunity to comment on the needs of the community and bring forward ideas to meet those needs. A second public hearing was held on April 12, 2023. This final public hearing allowed citizens and stakeholders to comment on the draft Annual Action Plan. All public hearings were publicly noticed in English and Spanish with a legal advertisement placed in the local newspaper, a post to the City website, and via social media posts.

Prior to the second public hearing, a thirty (30) day review and comment period was conducted from March 8, 2023 through April 12, 2023. This comment period allowed citizens and stakeholders to review the draft plan and submit written comment on the draft. The draft plan was made available for review on the City’s website, at City Hall, the Senior Center, the Surprise Resource Center, the Hollyhock Library, and the Housing Authority of Maricopa County.

### **Summary of Public Comments**

During the Public Hearing held on February 8, 2023, one comment was received. A representative from A New Leaf commented on the growing need for homeless shelter services.

### **Summary of comments or views not accepted and the reasons for not accepting them**

All comments were recorded and accepted.

### **Summary**

The City is committed to providing a meaningful way for residents to communicate their needs. The Veterans, Disability and Human Services Commission was created to assist in the development and/or expansion of city programming related to veterans; people with special needs; and those in need of general human services and workforce development. The Commission also serves as an advisory board for the CDBG and HOME funding.



The Commission holds monthly public meetings and provides an avenue for the community and stakeholders to communicate with the Commission and city staff. City staff will continue to update the commission on progress of the program, and solicit feedback and guidance from the Commission, to help meet current program needs and to anticipate future needs of the community.

## Lead & Responsible Agencies

PR-05

Lead & Responsible Agencies PR-05 91.200(b)

### **Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding Source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name             | Department                                |
|--------------------|------------------|-------------------------------------------|
| CDBG Administrator | City of Surprise | Human Service & Community Vitality (HSCV) |

Table 1 – Responsible Agencies

### **Narrative**

The City of Surprise Human Services and Community Vitality Department serves as the lead agency for the CDBG and HOME grants. The Surprise Human Service & Community Vitality Department houses the Housing & Community Services Division. The department is designed to strengthen community, non-profits, and government partnerships to better serve Surprise residents.

During the preparation of the plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

### **Consolidated Plan Public Contact Information**

#### **Adam Lane**

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## Introduction

The City of Surprise believes that input from residents and stakeholders is vital to identifying the City's housing, community development, and human service needs. The Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the Annual Action Plan are developed with an emphasis on community and stakeholder input. In 2019, the Veterans, Disability and Human Services Commission (VDHS) completed a Community Needs Assessment, *Surprise a Community That Cares*.

This needs assessment is the first of its kind for the City to be commissioned in conjunction with the City's Veterans, Disability and Human Services Commission and the City Council for use in the City's planning process. The assessment includes long-term and short-term goals, program and fiscal considerations, prioritization of needed services, and program/resource decision making. The community needs assessment will assist the VDHS Commission in aligning a strategic plan with the identification of data-driven needs and opportunities. The initial population groups the City chose to explore as a part of this study to determine the human services needs in Surprise are as follows (in alphabetical order): homeless individuals and families/youth, individuals with disabilities and special needs, low- to moderate-income individuals and families/youth, seniors, survivors of violence (domestic, sexual, and hate crimes), and veterans.

During the formation of the City's Consolidated Plan and the Needs Assessment, the City brought together community stakeholders, residents, community leaders, and faith-based leaders to help identify the highest priority community needs and set goals to meet those needs. The City held nine (9) focus groups with over one hundred twenty (120) participants. A community stakeholder meeting brought together one hundred forty (140) community members. The City also held target outreach meetings in the Original Town Site with residents of the target area.

Many of the stakeholders who participated in the Consolidated Plan process were consulted for this Annual Action Plan. The City also held a homeless coalition forum, bringing together local homeless and housing service providers, and City departments and staff, to discuss homelessness and affordable housing in Surprise.

The City hosted two public meetings during the formation of the Annual Action Plan. These public hearings held at the regular meetings of the VDHS Commission, gave community stakeholders and residents opportunity to review the draft plan and budget, and give input into the draft plan.



**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Surprise consulted with the Housing Authority of Maricopa County regarding the creation of additional affordable rental units, the need of rental assistance, and new rental housing construction in the city of Surprise. Additionally, Surprise has consulted with other housing, health, and service providers to provide services at the Heritage at Surprise, developed by the Housing Authority.

The City of Surprise collaborates with other West Valley cities through the West Valley Municipal Human Services Collaborative meeting on a monthly basis to discuss needs and funding priorities. City staff also coordinates the City of Surprise Homeless Collaborative quarterly meeting. The Collaborative brings together housing assistance providers, service providers, and other City departments to share resources and information to help coordinate efforts.

In January of 2021 the Veterans, Disability & Human Services Commission finalized their Strategic Plan. The Strategic Plan aligns with the Community Needs Assessment and will provide recommendations to the Surprise City Council for prioritization of enhanced service delivery infrastructure with the City of Surprise. These recommendations will be based on the expertise of the Commission, as well as the data and highlighted needs outlined in the assessment.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Surprise Staff members continuously consult with the region's CoC, as well as support regional efforts to address the needs of homeless persons and persons at risk of homelessness. City staff participated with Maricopa Association of Governments (MAG) and its regional homelessness initiatives to help develop *Pathways Home – A Regional Homelessness Action Plan for Local and Tribal Governments*. As part of MAG's Regional Homelessness Coordination Team, staff helped to develop the regional strategies adopted by the MAG Regional Council in May 2021. The development of the regional strategies was deeply informed by extensive community outreach, with input from more than, 1,500 people. City staff will continue to work with the MAG team to enact the regional strategies in Surprise and throughout the West Valley.

For Surprise low-income renters in 2021, 83% were severely housing cost burdened spending more than 50% of their incomes on rent alone. Severely Cost Burdened Households are being pushed to the brink of homelessness every day and cannot withstand national disaster or crisis situations. The COVID-19 Pandemic exacerbated the problem, driving residents from stable housing into homelessness.

In Program Year 2021, in response to the COVID-19 Pandemic and the resulting affordable housing and eviction crisis, the City partnered with A New Leaf to establish the West Valley Housing Assistance Center. The center, to be fully open in PY 2023, will provide non-congregate short-term emergency housing, access to Coordinated Entry, and rapid re-housing and tenant-based rental assistance. Access to other services will be provided to help move persons into stable housing in under thirty days. This strategy aligns with the CoC's priority goals for regional strategies to address homelessness.

In January 2023, Surprise participated in the annual Point in Time Count to reach out to sheltered and unsheltered homeless persons in our region to assess needs. Surprise coordinated volunteers through various partnerships with city departments and community organizations. The 2023 Surprise Point in Time Count found 58 persons unsheltered. The West Valley Unsheltered Homeless count has risen from 135 in 2016 to 435 in 2020. According to MAG, from 2016 to 2019, unsheltered homelessness in the Maricopa County region increased by 94% and the unsheltered homeless rate in the West Valley increased by 213%.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop policies and procedures for the administration of HMIS**

Discussions on the allocation of ESG funds are discussed at Maricopa Regional Continuum of Care meetings. Surprise currently does not receive ESG funds however, frequents the continuum of care ESG subcommittee to participate in discussions about determining resource allocation, performance standards and policies and procedures.

Beginning at the end of 2020, HSCV staff began participating in the CoC regional homelessness initiatives, in an effort to create a comprehensive regional homelessness strategy. Staff has participated in multiple forums and surveys to help develop the strategy, which includes allocation of available resources, and administration of programs to end homelessness.



**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|
| <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Agency/Group/Organization</b> | A New Leaf                          |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                     |
| <input type="checkbox"/> Services ■ Housing ■ Victims of DV ■ Homeless ■ Educations ■ Victims<br><input type="checkbox"/> Child Welfare Agency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                     |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                     |
| ■ Housing Needs Assessment ■ Homeless Strategy ■ Homeless Needs ■ Chronically Homeless<br>■ Families with children                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                     |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                     |
| A New Leaf serves over 25,000 individuals with resources including homeless and domestic violence shelters with services, affordable housing solutions, youth services, foster care, counseling, financial literacy, neighborhood economic development, workforce support, and community services. Discussed needs include: domestic violence shelters, transitional homes, programming, temporary shelter and basic needs, helping the homeless, youth, individuals and families, affordable housing support, community assistance programs, neighborhood economic development, workforce support, and early Childhood Education. A New Leaf participates in the City's quarterly Homeless Collaborative meetings. For PY2023, the City will continue to partner with A New Leaf for the TBRA program and housing support center. |                                  |                                     |
| <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Agency/Group/Organization</b> | The Society of St. Vincent de Paul  |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                     |
| <input type="checkbox"/> Housing<br><input type="checkbox"/> Services ■ Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                     |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                     |
| ■ Homeless Strategy ■ Homeless Needs – Chronically homeless ■ Homeless Needs – Families with children ■ Homelessness – Veterans ■ Homelessness – Unaccompanied youth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                     |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                     |
| The Society of St. Vincent de Paul is an international non-profit organization dedicated to serving the poor and providing others with the opportunity to serve. St. Vincent de Paul provides one-time assistance for rent, mortgage and utility bills. SVP participates in the City's quarterly Homeless Collaborative meetings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                     |
| <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Agency/Group/Organization</b> | Maricopa Association of Governments |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                     |
| <input type="checkbox"/> Other government – Local ■ Housing ■ Health ■ Homeless                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                     |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                     |
| <input type="checkbox"/> Homeless Needs ■ Chronically homeless ■ Families with children ■ Veterans ■ Unaccompanied Youth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                     |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                     |
| Maricopa Association of Governments helped lead the efforts to develop the Pathways Home – A Regional Homelessness Action Plan for Local and Tribal Governments. City staff worked with MAG in the development of the strategies to address homelessness and consulted on how Surprise could enact the strategies in the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                     |
| <b>4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Agency/Group/Organization</b> | Maricopa County Library District    |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Services ■ Children ■ Elderly Persons ■ Persons with disabilities ■ Employment<br><input type="checkbox"/> Other Government - County                                                                                                                                                                                                                                                                                             |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |
| ■ Housing Needs Assessment ■ Economic Development ■ Market Analysis                                                                                                                                                                                                                                                                                                                                                                                       |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                                                                                      |                                                                       |
| The Maricopa County Library District participates in the City's quarterly Homeless Collaborative meetings. The District is interested in sharing resources and offering homeless services at their locations.                                                                                                                                                                                                                                             |                                                                       |
| <b>5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Agency/Group/Organization</b> City of Peoria                       |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |
| <input type="checkbox"/> Other government - Local                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |
| ■ Housing Needs Assessment ■ Economic Development ■ Market Analysis                                                                                                                                                                                                                                                                                                                                                                                       |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                                                                                      |                                                                       |
| Peoria is a city in Maricopa and Yavapai counties in the state of Arizona. Most of the city is located in Maricopa County, while a tiny portion in the north is in Yavapai County. It is a major suburb of Phoenix. According to 2017 Census Bureau estimates, the population of the city is 168,181. Staff is in regular communication with Peoria for ongoing coordination of needs and services.                                                       |                                                                       |
| <b>6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Agency/Group/Organization</b> City of Avondale                     |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |
| <input type="checkbox"/> Other government - Local                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |
| ■ Housing Needs Assessment ■ Economic Development ■ Market Analysis                                                                                                                                                                                                                                                                                                                                                                                       |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                                                                                      |                                                                       |
| Avondale is a city in Maricopa County, Arizona, United States, adjacent to Phoenix. According to the 2017 U.S. Census estimates, the population of the city is 84,025. Avondale, incorporated in 1946, experienced rapid residential and commercial growth in the years since 1980. Staff is in regular communication with Avondale for ongoing consultation of needs and services.                                                                       |                                                                       |
| <b>7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Agency/Group/Organization</b> Salvation Army – Sun Cities/WV Corps |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |
| <input type="checkbox"/> Services ■ Housing ■ Victims of DV ■ Homeless ■ Education ■ Health ■ Persons with disabilities<br>■ Persons with HIV/AIDs ■ Employment                                                                                                                                                                                                                                                                                           |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |
| ■ Housing Needs Assessment ■ Non-homeless Special Needs ■ Market Analysis                                                                                                                                                                                                                                                                                                                                                                                 |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                                                                                      |                                                                       |
| The Salvation Army, an international movement, is an evangelical part of the universal Christian Church. Salvation Army provides services and programs centered around youth programs, family programs, adult rehabilitation, senior programs, homeless services, educational programs, disaster services, missing persons, and human trafficking. The City has ongoing consultation with Salvation Army for the development of new services in Surprise. |                                                                       |
| <b>8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Agency/Group/Organization</b> Phoenix Rescue Mission               |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |
| <input type="checkbox"/> Services ■ Housing ■ Health ■ Homeless ■ Employment                                                                                                                                                                                                                                                                                                                                                                              |                                                                       |



|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> Housing Needs Assessment <input checked="" type="checkbox"/> Homeless Strategy <input checked="" type="checkbox"/> Market Analysis                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The Phoenix Rescue Mission is a place of hope, healing, and new beginnings for men, women, and children in our community struggling with homelessness, addiction, and trauma. The PRM participates in the City's quarterly Homeless Collaborative meetings and reports monthly on their outreach efforts in Surprise.                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>9</b>                                                                                                                                                                                                                                                                                                                                                                                 | <b>Agency/Group/Organization</b> Lutheran Social Services of the Southwest<br><b>Agency/Group/Organization Type</b><br><input type="checkbox"/> Services <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Children <input checked="" type="checkbox"/> Homeless <input checked="" type="checkbox"/> Persons with disabilities <input checked="" type="checkbox"/> Elderly persons<br><input type="checkbox"/> Housing                   |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> Homeless Strategy<br><input type="checkbox"/> Homeless Needs <input checked="" type="checkbox"/> Chronically homeless <input checked="" type="checkbox"/> Families with children <input checked="" type="checkbox"/> Veterans <input checked="" type="checkbox"/> Unaccompanied Youth                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Lutheran Social Services of the Southwest is a 501(c)(3) nonprofit organization, an Arizona Qualifying Charity, and is affiliated with the Evangelical Lutheran Church in America, and recognized by the Lutheran Church-Missouri Synod. LSS participates in the City's quarterly Homeless Collaborative meetings.                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>10</b>                                                                                                                                                                                                                                                                                                                                                                                | <b>Agency/Group/Organization</b> Habitat for Humanity<br><b>Agency/Group/Organization Type</b><br><input type="checkbox"/> Housing <input type="checkbox"/> Services - Housing                                                                                                                                                                                                                                                                                         |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> Housing Needs Assessment <input checked="" type="checkbox"/> Homeless Strategy <input checked="" type="checkbox"/> Market Analysis                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Habitat for Humanity Central Arizona (Habitat), an affiliate of Habitat for Humanity International, is an independent, locally run, nonprofit 501 (c)(3) organization. They work in partnership with low-income families, volunteers and sponsors to build, renovate, and repair homes.                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>11</b>                                                                                                                                                                                                                                                                                                                                                                                | <b>Agency/Group/Organization</b> Veterans, Disability, & Human Service Commission<br><b>Agency/Group/Organization Type</b><br><input type="checkbox"/> Services <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Victims of DV <input checked="" type="checkbox"/> Homeless <input checked="" type="checkbox"/> Employment <input checked="" type="checkbox"/> Persons with disabilities<br><input type="checkbox"/> Grantee Department |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> Housing Needs Assessment <input checked="" type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Market Analysis                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The City of Surprise's Veterans, Disability, and Human Services Commission is charged with assisting in the development and/or expansion of city programming related to veterans, people with special needs, and those in need of general human services and workforce development. Staff consults with the Commission on the progress of the CDBG program and the formation of the AAP. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>12</b>                                                                                                                                                                                                                                                                                                                                                                                | <b>Agency/Group/Organization</b> Dysart Unified School District<br><b>Agency/Group/Organization Type</b><br><input type="checkbox"/> Services <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Homeless <input checked="" type="checkbox"/> Employment                                                                                                                                                                                  |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                                              |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Housing Needs Assessment                                                                                                                                                                 |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                         |                                                                       |
| The Dysart Unified School District participates in the City's quarterly Homeless Collaborative meetings.. These meetings help to identify needs of the homeless community.                                                   |                                                                       |
| <b>13</b>                                                                                                                                                                                                                    | <b>Agency/Group/Organization</b> New Beginning Worship Center         |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                        |                                                                       |
| <input type="checkbox"/> Services <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Homeless <input checked="" type="checkbox"/> Employment                                                    |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                               |                                                                       |
| <input checked="" type="checkbox"/> Housing Needs Assessment                                                                                                                                                                 |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                         |                                                                       |
| New Beginning Worship Center, a faith-based organization, participates in the City's quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community.                             |                                                                       |
| <b>14</b>                                                                                                                                                                                                                    | <b>Agency/Group/Organization</b> Surprise Police Department           |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                        |                                                                       |
| <input type="checkbox"/> Services <input checked="" type="checkbox"/> Homeless                                                                                                                                               |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                               |                                                                       |
| <input checked="" type="checkbox"/> Housing Needs Assessment                                                                                                                                                                 |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                         |                                                                       |
| The Surprise Police Department participates in the City's quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community.                                                        |                                                                       |
| <b>15</b>                                                                                                                                                                                                                    | <b>Agency/Group/Organization</b> Southwest Fair Housing Council       |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                        |                                                                       |
| <input type="checkbox"/> Housing <input type="checkbox"/> Services - Housing                                                                                                                                                 |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                               |                                                                       |
| <input checked="" type="checkbox"/> Housing Needs Assessment <input checked="" type="checkbox"/> Homeless Strategy                                                                                                           |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                         |                                                                       |
| City staff consulted with SWFHC to help coordinate new fair housing education and outreach efforts in Surprise.                                                                                                              |                                                                       |
| <b>16</b>                                                                                                                                                                                                                    | <b>Agency/Group/Organization</b> Native American Connections          |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                        |                                                                       |
| <input type="checkbox"/> Housing <input type="checkbox"/> Services - Housing                                                                                                                                                 |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                               |                                                                       |
| <input checked="" type="checkbox"/> Housing Needs Assessment <input checked="" type="checkbox"/> Homeless Strategy                                                                                                           |                                                                       |
| <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>                                                                         |                                                                       |
| NAC is a local non-profit that works to develop new homeownership opportunities for low-income families, and shelter services for homeless persons. The City consulted with NAC on their proposed youth shelter in Surprise. |                                                                       |
| <b>17</b>                                                                                                                                                                                                                    | <b>Agency/Group/Organization</b> Housing Authority of Maricopa County |
| <b>Agency/Group/Organization Type</b>                                                                                                                                                                                        |                                                                       |
| <input type="checkbox"/> Housing <input type="checkbox"/> PHA                                                                                                                                                                |                                                                       |
| <b>What Section of the Plan was addressed by Consultation?</b>                                                                                                                                                               |                                                                       |
| <input checked="" type="checkbox"/> Housing Needs Assessment <input checked="" type="checkbox"/> Public Housing Needs                                                                                                        |                                                                       |



**How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?**

The Housing Authority is a HUD-designated agency responsible for housing programs in Maricopa County, Arizona. The Housing Authority's primary jurisdiction includes 22 communities and all unincorporated portions of the Metropolitan Phoenix area and surrounding cities as a service area larger than 5 states with a population in excess of 4 million people. HAMC was consulted for the need for additional affordable rental units in Surprise, and coordination on their new senior housing project.

**Identify any Agency types not consulted and provide rationale for not consulting**

The City of Surprise invited all area agencies, groups, and organizations to participate in the community needs assessment. During the PY2023 Annual Action Plan, the City consulted with a cross section of area stakeholders to help identify solutions. No agency types were intentionally omitted from consultation.

**Describe other local/regional/state/federal planning efforts considered when preparing the plan**

| Name of Plan                                                            | Lead Organization                   | How do the goals of your Strategic Plan overlap with the goals of each plan?                                                                                                                                                                           |
|-------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Continuum of Care                                                       | Maricopa Regional Continuum of Care | The City's goals to help residents at risk of becoming homeless align with the Maricopa Regional Continuum of Care's goals.                                                                                                                            |
| Municipal Responses to Homelessness 2020                                | Maricopa Association of Governments | Homelessness is an issue that reaches across municipal boundaries. A cohesive regional response is necessary to address the strategic plan goals of addressing affordable housing and helping people who are homeless or at risk of becoming homeless. |
| General Plan 2035                                                       | City of Surprise                    | The Consolidated Plan goals align with the economic development, housing, and infrastructure goals outlined in the Surprise General Plan 2035.                                                                                                         |
| Maricopa HOME Consortium Analysis of Impediments to Fair Housing Choice | Maricopa County HOME Consortium     | The Consolidated Plan works to directly address the high priority impediments outlined in the 2020 Analysis of Impediments to Fair Housing Choice (AI).                                                                                                |
| Pathways Home                                                           | Maricopa Association of Governments | The plan identifies how the regional strategies adopted by the MAG Regional Council in May 2021 will be implemented. This represents a starting point for local and tribal governments to address homelessness regionally.                             |

**Narrative (optional)**

## **Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting**

Citizen participation plays an integral role throughout the planning and development of the City's Consolidated Plan and Annual Action Plan. The City conducted a Community Needs Assessment in 2019, held multiple public meetings, provided outreach in the Original Town Site (geographic priority area), conducted a survey, and met with stakeholders.

The results of the community outreach during the formation of the Consolidated Plan provided a foundation to be applied during the Annual Action Plan Citizen Participation process. In addition, staff will continue to find ways to inform and engage the community.

For Program Year 2023, Citizen Participation began with technical assistance and application process for eligible Subrecipients. The TA workshop and discussion was held with potential applicants on February 1, 2023. The application was open from February 16, 2023 through March 17, 2023. On February 8, 2023, a public "needs" hearing was held at the regular meeting of the Veterans, Disability, and Human Services Commission. This hearing allowed opportunity for citizens and stakeholders to comment on the formation of the plan. On March 8, 2023, a 30-day comment period was opened. The comment period gave the public opportunity to review the draft plan and make written comments. A final public hearing was held on April 12, 2023 at the regular meeting of the VDHS Commission meeting. This final public hearing allowed citizens to make comment on the draft Annual Action Plan before it was presented to City Council for approval. Any comments received were accepted and summarized in this plan.

The City also completed a comprehensive housing needs analysis and market demand study. The housing study was developed through a public process that both educated the community of Surprise's housing needs and engaged the community in meaningful discussion of options that could be implemented to address them. The public engagement efforts included targeting segments of the community that are often marginalized and do not participate. The process included multiple strategies for involving interested residents and stakeholders, including efforts to connect with residents in lower income categories who experience the greatest challenges with securing safe and adequate housing. Such efforts included one-on-one interviews, workshops, social media outreach, community survey, site visits, stakeholder interviews, developer interviews, and focus groups.



## Citizen Participation Outreach

| Sort Order                                                                                                                    | Mode of Outreach                        | Target of Outreach           | Summary of Comments Not Accepted         | URL |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------|------------------------------------------|-----|
| 1                                                                                                                             | Newspaper Ad/Public Notice/Social media | Non-targeted/broad community | All comments were accepted and recorded. |     |
| Summary of response/attendance                                                                                                |                                         |                              |                                          |     |
| A 30-day comment period began on March 8, 2023 and ended April 8, 2023. No comments were received.                            |                                         |                              |                                          |     |
| Summary of comments received                                                                                                  |                                         |                              |                                          |     |
| All comments received will be included in the plan.                                                                           |                                         |                              |                                          |     |
| Sort Order                                                                                                                    | Mode of Outreach                        | Target of Outreach           | Summary of Comments Not Accepted         | URL |
| 2                                                                                                                             | TA/Application process.                 | Eligible Subrecipients       | 4 Applications received.                 |     |
| Summary of response/attendance                                                                                                |                                         |                              |                                          |     |
| The technical assistance and application process began on February 1, 2023, and closed on March 17, 2023.                     |                                         |                              |                                          |     |
| Summary of comments received                                                                                                  |                                         |                              |                                          |     |
| N/A                                                                                                                           |                                         |                              |                                          |     |
| Sort Order                                                                                                                    | Mode of Outreach                        | Target of Outreach           | Summary of Comments Not Accepted         | URL |
| 3                                                                                                                             | Newspaper Ad/public notice              | Non-targeted/broad community | All comments were accepted and recorded. |     |
| Summary of response/attendance                                                                                                |                                         |                              |                                          |     |
| The public "needs" hearing was held at the Veterans, Disability & Human Services Commission meeting held on February 8, 2023. |                                         |                              |                                          |     |
| Summary of comments received                                                                                                  |                                         |                              |                                          |     |
| One oral comment was received in support of rental assistance and homeless services.                                          |                                         |                              |                                          |     |
| Sort Order                                                                                                                    | Mode of Outreach                        | Target of Outreach           | Summary of Comments Not Accepted         | URL |
| 4                                                                                                                             | Newspaper Ad/public notice              | Non-targeted/broad community | All comments were accepted and recorded. |     |
| Summary of response/attendance                                                                                                |                                         |                              |                                          |     |
| This public hearing was held at the regular VDHS meeting held on April 12, 2023.                                              |                                         |                              |                                          |     |
| Summary of comments received                                                                                                  |                                         |                              |                                          |     |
| No comments were received during the public hearing.                                                                          |                                         |                              |                                          |     |

## Introduction

The City of Surprise prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by supporting the creation of affordable housing, investing in public facility improvements, and supporting public services. The City will receive a CDBG allocation in the amount of \$766,813 for PY2023. The City will receive HOME funding through the Maricopa HOME Consortium. Those funds are allocated in the Consortium's AAP, however the funds are considered here when making funding allocations.

The City does have CDBG and HOME funding from previous program years that is unspent as of the date of this Annual Action Plan submittal. These funds are fully allocated to projects in previous Action Plans, and are not being reallocated to different activities. Therefore, previous years funds are not accounted for in this Annual Action Plan.

\*Pending allocation from HUD

## Anticipated Resources

| Program                                                                                                           | CDBG      | Source of Funds                                                                                                           | Public - Federal |
|-------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Use of Funds:</b> Affordable Housing, Public Facility Improvements, Public Services, Administration & Planning |           |                                                                                                                           |                  |
| Expected Amount Available Year 1                                                                                  |           | Narrative Description                                                                                                     |                  |
| Annual Allocation: \$                                                                                             | \$766,813 | The City's CDBG allocation for Program Year 2023 is \$766,813. The City does not anticipate any program income in PY2023. |                  |
| Program Income: \$                                                                                                | \$0       |                                                                                                                           |                  |
| Prior Year Resources: \$                                                                                          | \$0       |                                                                                                                           |                  |
| Total: \$                                                                                                         | \$766,813 |                                                                                                                           |                  |
| Expected Amount Available Remainder of ConPlan: \$                                                                | \$766,813 |                                                                                                                           |                  |

| Program                                                                                                           | General Fund | Source of Funds                                                                                                                                                       | Public – Local |
|-------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Use of Funds:</b> Administration & Planning, Affordable Housing, Public Services, Public Facility Improvements |              |                                                                                                                                                                       |                |
| Expected Amount Available Year 1                                                                                  |              | Narrative Description                                                                                                                                                 |                |
| Annual Allocation: \$                                                                                             | \$75,000     | The City of Surprise allocates approximately \$75,000 annually of City General Funds for CDBG staff salary in support of program administration and project delivery. |                |
| Program Income: \$                                                                                                | \$0          |                                                                                                                                                                       |                |
| Prior Year Resources: \$                                                                                          | \$0          |                                                                                                                                                                       |                |
| Total: \$                                                                                                         | \$75,000     |                                                                                                                                                                       |                |
| Expected Amount Available Remainder of ConPlan: \$                                                                | \$75,000     |                                                                                                                                                                       |                |

**TABLE 1 – EXPECTED RESOURCES – PRIORITY TABLE**



**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Surprise allocates approximately \$75,000 annually from the City General Funds for CDBG staff salary in support of program administration and project delivery.

The projects outlined in the Strategic Plan which are implemented by outside agencies are anticipated to use CDBG funding to leverage their initial financial resources. Match is not a requirement for funding to be awarded, however match and leverage is considered in funding awards.

Many of the development activities outlined in the Strategic Plan and Annual Action Plan receive substantial leverage from the City's general fund, development incentive programs, and other programs designed to encourage economic growth. Leveraged resources are reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Surprise offers incentives for new affordable housing developments in the Original Town Site. Surprise provided over \$275,000 in development fee reduction in the Heritage at Surprise project. Surprise continues to find ways to leverage funding for matching requirements.

Subrecipients are not required to provide match and/or leverage for their projects, however all program partners contribute additional non-federal funding towards their respective projects. This ensures CDBG and HOME funding are being invested to expand programs and increase project capacity.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City is looking to improve public facilities in the Original Town Site, a low- and moderate-income area. The City will continue to evaluate locations on public owned property over the course of the Consolidated Plan. In general, the areas of need described in the *General Plan 2035*, *Parks and Recreation Master Plan*, and *Human Services and Community Vitality in Surprise – A Community that Cares* will help to guide the locations of investment. As the City continues to grow, additional property may be identified that would be suitable for utilizing HUD funding.

The City of Surprise owns the land for the Heritage at Surprise project. Additionally, Surprise owns 17 acres in the Heritage District of the Original Town Site and in PY2021 partnered with the Housing Authority of Maricopa County (HAMC) to support HAMC's application for a HUD 202 Senior Housing project to be constructed on the city-owned property. HAMC was awarded \$9.1 million for the 99-unit affordable housing project, which is anticipated to be completed by 2024.

In Program Year 2022 the Surprise City Council approved a new Multigenerational Community

20

SURPRISE

Resource Center to be constructed on the remainder of the City-owned property. In partnership with Maricopa County, the new multigenerational community resource center will serve as a long-term investment in Surprise's economic resiliency and community well-being and increase opportunities for prevention and mitigation programs and services.

## Discussion

The City does not anticipate any program income in excess of \$25,000 during the program year.

## Annual Goals & Objectives

AP-20

Annual Goals & Objectives AP-20 91.420, 91.220(c)(3)&(e)

### Goals Summary Information

| Sort Order                             | 1 | Goal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Affordable Housing           | Start Year         | 2023 | End Year          | 2024 |
|----------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------|------|-------------------|------|
| Category                               |   | Geographic Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              | Needs Addressed    |      | Funding           |      |
| Affordable Housing                     |   | Surprise Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              | Affordable Housing |      | CDBG<br>\$170,000 |      |
| Goal Outcome Indicator                 |   | Homeowner housing rehabilitation: 6 household housing units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |                    |      |                   |      |
| Goal Description                       |   | The City of Surprise will work to preserve affordable housing in Surprise through the rehabilitation of existing homes and create homeownership and rental opportunities for low- and moderate-income households.<br><br>In partnership with Subrecipients, projects may include rehabilitation of privately owned, single-unit and multi-family homes, acquisition for rehabilitation, and all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. |                              |                    |      |                   |      |
| Activity Matrix:<br>14A, 14B, 14G, 14H |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |                    |      |                   |      |
|                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |                    |      |                   |      |
| Sort Order                             | 2 | Goal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Housing Services             | Start Year         | 2023 | End Year          | 2024 |
| Category                               |   | Geographic Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              | Needs Addressed    |      | Funding           |      |
| Affordable Housing                     |   | Surprise Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              | Affordable Housing |      | CDBG<br>\$95,000  |      |
| Goal Outcome Indicator                 |   | Tenant based rental assistance/Rapid Rehousing: 15 Households assisted                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                              |                    |      |                   |      |
| Goal Description                       |   | Funds will be used to provide direct assistance to low-income households who need help paying their rent. Tenant-Based Rental Assistance (TBRA) is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent for a home. These services are in support of the HOME program.                                                                                                                                                                                                            |                              |                    |      |                   |      |
| Activity Matrix:<br>14J                |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |                    |      |                   |      |
|                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |                    |      |                   |      |
| Sort Order                             | 3 | Goal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Public Facility Improvements | Start Year         | 2023 | End Year          | 2024 |

| Category                                                                          |   | Geographic Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           | Needs Addressed              |            | Funding           |          |      |
|-----------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------|------------|-------------------|----------|------|
| Non-Housing Community Development                                                 |   | Surprise Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           | Public Facility Improvements |            | CDBG<br>\$243,951 |          |      |
| Goal Outcome Indicator                                                            |   | Public Facility or Infrastructure activities other than Low/Moderate Income LMC Benefit: 2,500 Persons assisted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                              |            |                   |          |      |
| Goal Description                                                                  |   | Public facility improvements may include:<br><div><div>1. Acquisition, construction, or rehabilitation of facilities (except permanent housing) for seniors</div><div>2. Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation)</div><div>3. Development of open space areas or facilities intended primarily for recreational use</div><div>4. Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants.</div><div>5. Improvements to sidewalks including the installation of trash receptacles, lighting, benches, and trees.</div><div>6. Acquisition, construction, conversion of buildings, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, dating violence, sexual assault or stalking, disaster victims, runaway children, drug offenders, and parolees.</div></div> |                           |                              |            |                   |          |      |
| Activity Matrix:<br>3A, 3E, 3L, 3C                                                |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                              |            |                   |          |      |
|                                                                                   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                              |            |                   |          |      |
| Sort Order                                                                        | 4 | Goal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Public Services           |                              | Start Year | 2023              | End Year | 2024 |
| Category                                                                          |   | Geographic Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           | Needs Addressed              |            | Funding           |          |      |
| Homeless<br>Non-homeless<br>Special Needs<br>Non-Housing<br>Community Development |   | Surprise Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           | Public Services              |            | CDBG<br>\$104,500 |          |      |
| Goal Outcome Indicator                                                            |   | Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |                              |            |                   |          |      |
| Goal Description                                                                  |   | Projects may include:<br><div><div>1. <b>Subsistence Payments.</b> One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service, and rent/mortgage payments to prevent eviction.</div><div>2. <b>Homeless/AIDS Patients Programs</b> - Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance.</div><div>3. <b>Services for Persons with Disabilities</b> - Services for the persons with disabilities, regardless of age.</div></div>                                                                                                                                                                                                                                                                                                                                          |                           |                              |            |                   |          |      |
| Activity Matrix:<br>5A, 5B, 5D, 5Q, 3T                                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                              |            |                   |          |      |
|                                                                                   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                              |            |                   |          |      |
| Sort Order                                                                        | 5 | Goal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planning & Administration |                              | Start Year | 2023              | End Year | 2024 |
| Category                                                                          |   | Geographic Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           | Needs Addressed              |            | Funding           |          |      |



|                                                                                                         |                                                                                                                                                                    |                    |                                               |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------|
| Affordable Housing<br>Homeless<br>Non-homeless<br>Special Needs<br>Non-Housing Community<br>Development | Surprise Citywide                                                                                                                                                  | Affordable Housing | CDBG<br>\$153,362<br>General Fund<br>\$75,000 |
| <b>Goal Outcome Indicator</b>                                                                           | Other: 1                                                                                                                                                           |                    |                                               |
| <b>Goal Description</b>                                                                                 | Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category. |                    |                                               |
| <b>Activity Matrix:</b><br>20, 21A, 21D, 21H                                                            |                                                                                                                                                                    |                    |                                               |

**Table 25 – Goals Summary**

**Estimate the number of extremely low-income, low income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

In Program Year 2023, the City will provide affordable housing access to six (6) low or moderate income households through housing rehabilitation. Access to affordable housing will be provided to fifteen (15) extremely low-income families through the support of the TBRA program.

## Introduction

The strategies listed in this plan address the first-year allocation for the City of Surprise in Program Year 2023. The City will be managing the majority of the CDBG funding directly. Projects align with the priority needs of the community: create and support affordable housing, invest in public facility improvements in the Original Town Site, support public services, and maintain the administration/planning of HUD funded programs.

| # | Project Name                 |
|---|------------------------------|
| 1 | Affordable Housing           |
| 2 | Housing Services             |
| 3 | Public Facility Improvements |
| 4 | Public Services              |
| 5 | Planning & Administration    |

Table 26 – Project Information

## Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Surprise chose first-year action plan projects based upon the needs of the community identified in *Human Services & Community Vitality - A Community That Cares* (2019), input from stakeholders and residents, and the recommendation identified in the *Maricopa HOME Consortium - Assessment of Impediments to Fair and Affordable Housing*. The City continues to evaluate past and present projects to ensure that money is being utilized in an efficient manner that best helps solve the challenges faced by Surprise's low- and moderate-income residents.

## Project Summary Information

1

|                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name</b>                                                                                                                                                                  | Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Target Area</b>                                                                                                                                                                   | Surprise Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Goals Supported</b>                                                                                                                                                               | Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Needs Addressed</b>                                                                                                                                                               | Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Funding</b>                                                                                                                                                                       | CDBG: \$170,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Description</b>                                                                                                                                                                   | City of Surprise housing rehabilitation program will include acquisition for rehab, rehabilitation of single and multi-family homes to create homeownership, and affordable rental housing.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Target Date</b>                                                                                                                                                                   | June 30, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b>                                                                                       | A total of 6 LMI households will receive assistance from housing rehabilitation projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Location Description</b>                                                                                                                                                          | Surprise Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Planned Activities</b><br><br><b>Activity Matrix:</b><br><b>14A, 14B, 14G, 14H</b><br><i>24 CFR 570.202(a)(1), 24 CFR 570.202(b)(1) 24 CFR 570.202(b)(9) or 42 USC 5305(a)(4)</i> | Through subrecipients the City will complete housing rehabilitation activities to create homeownership and rental housing opportunities for low- and moderate-income households. Activities also includes all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. This may include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site and utility plans; application processing and other eligible activities. |

2

|                        |                                                    |
|------------------------|----------------------------------------------------|
| <b>Project Name</b>    | Housing Services                                   |
| <b>Target Area</b>     | Surprise Citywide                                  |
| <b>Goals Supported</b> | Housing Services                                   |
| <b>Needs Addressed</b> | Affordable Housing                                 |
| <b>Funding</b>         | CDBG: \$95,000                                     |
| <b>Description</b>     | Activities will be in support of the HOME program. |



|                                                                                                                          |                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Target Date</b>                                                                                                       | June 30, 2024                                                                                                                                                                                                                                                                 |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b>                           | Tenant-based rental assistance will be utilized by 15 households.                                                                                                                                                                                                             |
| <b>Location Description</b>                                                                                              | Surprise Citywide                                                                                                                                                                                                                                                             |
| <b>Planned Activities</b><br><br><b>Activity Matrix:</b><br><b>14J</b><br><i>24 CFR 570.201(k) or 42 USC 5305(a)(20)</i> | Funds will be used to provide direct assistance to low-income households who need help paying their rent. Tenant-Based Rental Assistance (TBRA) is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent for a home. |

**3**

|                                                                                                                                        |                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name</b>                                                                                                                    | Public Facility Improvements                                                                                                                                                 |
| <b>Target Area</b>                                                                                                                     | Original Town Site                                                                                                                                                           |
| <b>Goals Supported</b>                                                                                                                 | Public Facility Improvements                                                                                                                                                 |
| <b>Needs Addressed</b>                                                                                                                 | Public Facility Improvements                                                                                                                                                 |
| <b>Funding</b>                                                                                                                         | CDBG: \$243,951                                                                                                                                                              |
| <b>Description</b>                                                                                                                     | Improvements to public facilities that serve low- and moderate-income persons, or facilities located in LMA areas.                                                           |
| <b>Target Date</b>                                                                                                                     | June 30, 2024                                                                                                                                                                |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b>                                         | Approximately 2,500 LMC persons will benefit from the project.                                                                                                               |
| <b>Location Description</b>                                                                                                            | Original Town Site                                                                                                                                                           |
| <b>Planned Activities</b><br><br><b>Activity Matrix:</b><br><b>03A, 03C, 03E, 03L</b><br><i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> | The City will provide improvements to public facilities that serve homeless or persons at risk of becoming homeless. As well as other eligible expenses under this category. |

**4**

|                     |                   |
|---------------------|-------------------|
| <b>Project Name</b> | Public Services   |
| <b>Target Area</b>  | Surprise Citywide |

|                                                                                                                                                                                                                              |                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Goals Supported</b>                                                                                                                                                                                                       | Public Services                                                                                                    |
| <b>Needs Addressed</b>                                                                                                                                                                                                       | Public Services                                                                                                    |
| <b>Funding</b>                                                                                                                                                                                                               | CDBG: \$104,500                                                                                                    |
| <b>Description</b>                                                                                                                                                                                                           | Services to low- and moderate-income persons who are Seniors, disabled, homeless, or at risk of becoming homeless. |
| <b>Target Date</b>                                                                                                                                                                                                           | June 30, 2024                                                                                                      |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b>                                                                                                                               | Approximately 400 LMC persons will benefit from the public services.                                               |
| <b>Location Description</b>                                                                                                                                                                                                  | Surprise Citywide                                                                                                  |
| <b>Planned Activities</b><br><br><b>Activity Matrix:</b><br><b>05Q, 05A, 03T, 05B</b><br><i>24 CFR 570.201(e) or</i><br><i>42 USC 5305(a)(8) +</i><br><i>24 CFR 570.482(c)(2)</i><br><i>+ 24 CFR</i><br><i>570.207(b)(4)</i> | Activities may include funding for crisis assistance, homelessness services, senior services and youth services.   |

|                                                                                                |                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5</b>                                                                                       |                                                                                                                                                                    |
| <b>Project Name</b>                                                                            | Planning & Administration                                                                                                                                          |
| <b>Target Area</b>                                                                             | Surprise Citywide                                                                                                                                                  |
| <b>Goals Supported</b>                                                                         | Planning & Administration                                                                                                                                          |
| <b>Needs Addressed</b>                                                                         | Planning & Administration                                                                                                                                          |
| <b>Funding</b>                                                                                 | CDBG: \$153,362<br>General Fund: \$75,000                                                                                                                          |
| <b>Description</b>                                                                             | Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category. |
| <b>Target Date</b>                                                                             | June 30, 2024                                                                                                                                                      |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Planning and administration of HUD programs provides a benefit to all persons in Surprise.                                                                         |
| <b>Location Description</b>                                                                    | Surprise Citywide                                                                                                                                                  |

**Planned Activities****Activity Matrix:****20, 21A, 21D, 21H***24 CFR 570.206 or  
24 CFR**570.489(a)(3) + 24**CFR 570.206 or 24**CFR 570.205 + 24**CFR 570.206(i)(2) or**42 USC 5305(a)(13)*

Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category.

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## Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will limit low mod area benefit (LMA) to public facility improvements in the Original Town Site (OTS). All of the other projects in the 2023 Action Plan will occur citywide.

The **Original Town Site (OTS)** is the historic center of Surprise. It is just over one square mile, 664 acres in area -- bounded by Bell Road on the north, Dysart Road on the west, Greenway on the south, and El Mirage on the east. Grand Avenue (U.S. 60) and the Santa Fe railroad tracks angle through the area, separating the north and south portions of the neighborhood.

The OTS is remarkable in its variety. Existing conditions range from the oldest, original residences and businesses in the City, to the Bell Road Corridor shops, restaurants, hotels and offices as well as public facilities, commercial development and new housing within the neighborhood. There are also vacant parcels, properties in need of rehabilitation, and marginal land uses that are prime candidates for redevelopment.

## Geographic Distribution

| Target Area              | Percentage of Funds |
|--------------------------|---------------------|
| Original Town Site (OTS) | 75                  |

Table 27 – Geographic Distribution

## Rationale for the priorities for allocating investments geographically

The City is actively working to improve the Original Town Site (OTS) and has identified the high priority need for public facility improvements.

The Original Town Site (OTS) of Surprise currently includes over 16% of undeveloped lands within its boundaries, in addition to many vacant properties. The ultimate pattern of revitalization supports design strategies and public improvements that capitalize on the cultural aspects of walkability and “front yard-living” that provide the basis for a vibrant, culturally diverse community, while providing regional connectivity and expanded services. Current planning efforts for this area include the Village 1 Plan and the Specific Plan for the revitalization of the OTS. The OTS is also a designated Opportunity Zone.

## Discussion

The City will limit low mod area benefit (LMA) to public facility improvements in the Original Town Site (OTS). All the other projects in the 2023 Action Plan will occur citywide.

## Introduction

The City has made affordable housing one of its highest priority needs for the Consolidated Plan year. Actions over the five-year period include the preservation of affordable units through owner-occupied housing rehabilitation, providing rental assistance through tenant-based rental assistance, and the development of new affordable rental units. The lack of multi-family housing in Surprise is one of the biggest contributing factors to the high rental rates in Surprise.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Surprise strategy to remove or ameliorate barriers to affordable housing is to leverage resources and develop partnerships to create new affordable housing units. For instance, in the Surprise Heritage District, the City provides financial incentives to promote both residential and commercial development that will aid in the revitalization of the Original Town Site. Incentives include:

- New residential development on parcels zoned either SHD-RO or SHD-CO shall receive a 100% waiver of the City of Surprise Development Impact Fees
- New, qualifying commercial development may request a 100% waiver of Building Plan Review, Building Permit, and City of Surprise Development Impact Fees at the approval of City Council.

In accordance with the Analysis of Impediment Fair Housing Goals, the City of Surprise will review zoning ordinances for areas that restrict housing development. For instance, the City has a lack of multi-family housing with less than 1% of existing residential units being multi-family. The City will work with city officials, developers and housing stakeholders to review and develop the zoning ordinances to support more multi-family housing.

In Program Year 2022, the City began work on a comprehensive housing needs analysis and market demand study to help the City develop a comprehensive strategy to address housing needs within the community. The purpose of this housing study is to analyze the housing stock and housing market within the City of Surprise, inventory existing housing resources, identify gaps in the local housing market, identify trends that may affect the housing market over time, and develop strategies to address the current and future needs of the community, with the overall goal of ensuring that housing opportunities are provided for households of all types, ages, and income levels. Results of the housing study will be available at the end of PY2022 and

will help the City identify barriers starting in PY2023.

## Discussion

In April of 2022, the City of Surprise Economic Development Department in partnership with the Community Development, created an estimate of **multifamily project growth** in the City of Surprise to better inform conversations and discussions of affordable housing.

The report estimated approximately **10,090 multifamily units covering 45 distinct citywide projects** are either in due diligence, scheduled for concept review, in development review, or approved for construction/under construction in the City of Surprise. In addition, single-family residential development in Surprise has also maintained a robust pace. Since July 2021, Surprise has approved 2,058 single-family homes for construction.

### Multifamily Projects in the City of Surprise:

| <u>Phase of Development</u>        | <u>Multi-family Projects</u> | <u>Units</u>  |
|------------------------------------|------------------------------|---------------|
| Due Diligence                      | 5                            | 801           |
| Concept Meeting                    | 18                           | 2,964         |
| Under Review                       | 11                           | 4,237         |
| <u>Approved/Under Construction</u> | <u>11</u>                    | <u>2,088</u>  |
| <b>Total</b>                       | <b>45</b>                    | <b>10,090</b> |

The growth of all housing opportunities, but particularly affordable options, remains a significant topic with the many retail/commercial, healthcare, and employment projects that are being recruited to the community.



## Introduction

The City of Surprise continues to focus on the needs of low- and moderate-income residents and to provide needed services that will help improve their lives.

## Veterans, Disability, and Human Services Commission

In 2018, the City Council voted to disband the Disability and Advisory Commission and expand it into a new commission, the Veterans, Disability, and Human Services Commission. The expanded commission is charged with assisting in the development and/or expansion of city programming related to veterans, people with special needs, and those in need of general human services and workforce development.

In January of 2021, the Veterans, Disability, & Human Services Commission finalized their Strategic Plan. The Strategic Plan aligns with the Community Needs Assessment and will provide recommendations to the Surprise City Council for prioritization of enhanced service delivery infrastructure with the City of Surprise. These recommendations will be based on the expertise of the Commission, as well as the data and highlighted needs outlined in the assessment.

## Surprise Community Outreach Program

In an effort to support and grow the quality of life in Surprise, the Mayor and City Council offer the Surprise Community Outreach Program (SCOP). The program provides financial assistance to qualified nonprofits that provide direct services to City of Surprise residents. The Surprise City Council set aside up to \$100,000 for FY23. Applicants must provide direct services which improve the health and welfare of Surprise residents.

## Actions planned to address obstacles to meeting underserved needs

The City of Surprise Resource Center provides a central location for local service providers to reach out to persons experiencing homelessness. The Surprise Resource Center is a one-stop-shop for social services. Through strategic partnerships with a growing number of community-based organizations and government agencies, the Center offers Surprise residents connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources. During COVID-19, the Resource Center has administered the federal rental and utility assistance received from Maricopa County, for Surprise and El Mirage residents.

Programs offered at the Resource Center include:

- Community Action Program (CAP) for Surprise and El Mirage, Sun City, Sun City West,

Waddell, and Wittman

- Arizona@Work Maricopa County, All Employment Assistance
- Eve's Place - mobile domestic violence advocacy services, A New Life Center – DV support groups
- Adelante Healthcare – WIC Services & Eligibility Assistance
- Helping Families in Need (SNAP, TANF, AHCCCS, ACA, KidsCare)
- St. Mary's Food Bank (TEFAP), and KidsCafe
- Medicare and Medicaid support counseling
- Benevilla- parent support and education
- Maricopa County Department of Public Health, Office of Oral Health – First Teeth First
- LSS I-HELP – homeless services
- Phoenix Rescue Mission – Homeless Street Outreach
- Veteran Navigation
- Department of Veterans Services – Veteran Benefit Counseling
- Your Sure Foundation – Housing & Financial Education
- Fresh Start Women's Center – Case management for Women
- A New Leaf – Volunteer Income Tax Assistance

In January of 2021, the VDHS Commission completed a Strategic Plan for addressing the needs identified in the Needs Assessment. To help evaluate the Strategic Plan progress through PY 2022, Vitalyst Health Foundation invited both internal City staff, as well as external stakeholders to evaluate the City through its Elements of Healthy Community Wheel at two stakeholder meetings. The Health Community wheel was designed and developed by Vitalyst Health Foundation in collaboration with community partners. The elements are inspired by the work of the World Health Organization and the Centers for Disease Control. Information gathered during this evaluation will help the Commission update its Strategic Plan and continue addressing the needs of the community.

### **Actions planned to foster and maintain affordable housing**

The preservation of existing affordable housing is one of the most impactful investments the City can make in fostering affordable housing. The City will partner with a non-profit housing provider to acquire and rehabilitate existing homes and create homeownership opportunities for low- and moderate-income households. In 2020, the City partnered with A New Leaf to administer the City's tenant-based rental assistance (TBRA) program to help eligible residents gain stable and affordable housing.

The development of new affordable rental units remains a high priority for the City. In PY 2023 the City will utilize funding from Maricopa County to acquire and create transitional/bridge housing for households who are ready to move out of homelessness while they search for permanent housing. The City will continue to seek out partnerships with housing developers to create new rental unit opportunities.

### **Actions planned to reduce lead-based paint hazards**

The health risks to young children posed by lead-based paint in residential dwellings remains an

important issue for both the housing industry and the public health community to address. The City is committed to addressing the challenges faced by young families living in homes with lead-based paint.

### **Housing Rehabilitation Lead-based Paint**

The City of Surprise lead-based paint evaluation and reduction of lead-based paints involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. All projects are evaluated for applicability to the Lead-Safe Housing Rule and managed per the standards of the rule. A Housing & Community Services staff member is required to be an EPA certified Risk Assessor in order to be qualified to evaluate homes for lead hazards and review third-party testing when developing projects when lead hazards are present. The City is committed to addressing the challenges faced by young families living in homes with lead-based paint.

### **TBRA Lead-based Paint**

TBRA lead-based paint requirements apply to dwelling units occupied or to be occupied by families or households that have one or more children under age six, the common areas servicing the units, exterior painted surfaces associated with such units, and other areas used by unit residents and frequented by children under age six.

Units with tenant-based rental assistance and households with no children under the age of six are exempt from the requirements, except families and households in all tenant-based rental assistance pre-1978 units must receive the lead hazard information pamphlet and disclosure information.

The City of Surprise TBRA activities for units with families or households that have one or more children under age six must include: notification, lead hazard evaluation, lead hazard reduction, ongoing maintenance, and responding to children with environmental intervention blood lead levels.

### **Actions planned to reduce the number of poverty-level families**

The Surprise Resource Center will continue to be a cornerstone of the support structure for poverty level families in Surprise. The Resource Center is a one-stop-shop for social services. Through strategic partnerships with a growing number of community-based organizations and government agencies, the Center offers Surprise residents connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources.

The City of Surprise will provide short- and long-term rental and utility assistance utilizing HOME and CDBG funding to assist families who are homeless or at risk of becoming homeless to access stable affordable housing. The City's partnership with Lutheran Social Services and HAMC will help families make the transition, and provide stable housing opportunities. The City Council allocated a portion of the American Rescue Plan Act (ARPA) funding for rent and utility



assistance to continue support for low-income families impacted by the pandemic.

The City is committed to the best practice that safe and stable housing is the first step to achieving self-sufficiency and elevating out of poverty. In response to the COVID-19 Pandemic and the resulting affordable housing and eviction crisis, the City partnered with A New Leaf, Maricopa County, and the State of Arizona to establish a Housing Assistance Center. This regional housing center is to prevent and respond to increased homelessness among individuals and families impacted by the COVID-19 pandemic, and to mitigate the spread of the Coronavirus among unsheltered persons, and the community at large. The center will provide non-congregate short term emergency housing, access to Coordinated Entry, rapid re-housing and tenant-based rental assistance. Access to other supportive services will be provided to help move persons into stable housing in under thirty days.

### **Actions planned to develop institutional structure**

The City of Surprise is deeply committed to understanding and providing services to the City's residents. In 2019, the city conducted a Community Needs Assessment with the goal of creating a guiding document which can assist in prioritizing plans, initiatives, and programs to meet growing or unmet human service needs in our city. The Community Needs Assessment was used to help determine needs, goals, and projects for the 2020-2024 Consolidated Plan. The VDHS Commission utilized the Assessment to formulate a strategic plan, which was adopted in January 2021.

The City of Surprise Human Service & Community Vitality (HSCV) Department, Housing & Community Services Division, is responsible for the development of the Consolidated Plan, the Annual Action Plan, and the annual CAPER. Housing & Community Services is adequately staffed to manage the complexities of the program and has a plan of succession when staffing changes. Housing & Community services will work with HSCV staff, other city departments, and Sub-grantees to carry out the Annual Action Plan goals and projects. Housing & Community Services is responsible for monitoring sub-grantee performance and program compliance.

HSCV and Housing & Community Services will work closely with the VDHS Commission to monitor the progress of the Consolidated Plan through annual reviews of the CAPER reporting, and comprehensive review of Annual Action Plans, making adjustments when needed to meet evolving needs.

When funding allows, staff will attend Community Planning & Development program trainings, seminars, and conferences, to grow institutional knowledge and capacity. Training will also be offered to sub-grantees and partners to further strengthen the community's service provider capacity, helping to ensure success.

## **Actions planned to enhance coordination between public and private housing, and social service agencies**

City staff participate and are members of the West Valley Municipal Human Services Collaborative, Maricopa Regional Continuum of Care, and West Valley Human Services Collective. Staff also regularly meet with the Housing Authority of Maricopa County. The regional stakeholders have a strong history of working together to achieve shared community goals. The City of Surprise Resource Center holds quarterly partner meetings to share available resources and coordinate efforts.

The City is a member of Arizona Housing Coalition and is committed to the goal of ensuring safe and affordable homes for all Arizonans. These goals include a functional end to homelessness and providing adequate housing supply. The development of new affordable rental units remains a high priority for the City. The City will continue to seek out partnerships with housing developers and stakeholders to create new affordable housing opportunities.

## **Discussion**

DRAFT

## Introduction

Projects planned with CDBG and HOME funds for PY2023 are identified in the Projects Table located earlier in the Annual Plan Process. The City does not anticipate receiving program income in excess of \$25,000.

## Community Development Block Grant Program (CDBG)

### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- |                                                                                                                                                                                                |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed                                            | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements                                                                                                                                  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan                                                   | 0        |
| 5. The amount of income from float-funded activities                                                                                                                                           | 0        |
| <b>Total Program Income:</b>                                                                                                                                                                   | <b>0</b> |

## Other CDBG Requirements

- |                                                                                                                                                                                                                                                                                                                                                                                                   |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1. The amount of urgent need activities                                                                                                                                                                                                                                                                                                                                                           | 0       |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

## Discussion

The City of Surprise intends for 100% of CDBG funding to benefit low- and moderate-income persons in Program Year 2023. The City will document overall benefit for a period of one year, 2023.



# APPENDIX

## Appendix

### List of Attachments

- A- Letter of Submission to HUD
- B- City of Surprise Program Year 2023 Alternative Version
- C- Program Year 2023 Spending Synopsis
- D- Citizen Participation Documents
- E- SF424 and Certifications

DRAFT

| CITY OF SURPRISE PY2023<br>CDBG Annual Action Plan Spending Summary |                          |                    | Original Funding Request                                                                                            | VDHS Commission Changes | PY2023 Final Allocation |
|---------------------------------------------------------------------|--------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|
| AFFORDABLE HOUSING                                                  |                          |                    |                                                                                                                     |                         |                         |
| City of Surprise Housing Rehab/Acquisition                          |                          |                    | \$150,000                                                                                                           |                         | \$150,000               |
| Matrix 14A, 14B, 14G, 14H                                           | Original Funding Request | Match              | Citations: 570.202(a)(1), 570.202(b)(1), 570.202(b)(9)<br>Associated Goal: Housing Rehabilitation<br>Outcome: 6 LMH |                         |                         |
| Activity Delivery                                                   | \$25,000                 | \$40,000           |                                                                                                                     |                         |                         |
| Capital                                                             | \$125,000                | \$0                |                                                                                                                     |                         |                         |
| Accessibilty Modifications                                          |                          |                    | \$20,000                                                                                                            |                         | \$20,000                |
| Matrix 14A, 14B                                                     | Original Funding Request | Match              | Citations: 570.202(a)(1), 570.202(b)(9)<br>Associated Goal: Housing Rehabilitation<br>Outcome: 2 LMH                |                         |                         |
| Activity Delivery                                                   | \$5,000                  | \$0                |                                                                                                                     |                         |                         |
| Capital                                                             | \$15,000                 | \$0                |                                                                                                                     |                         |                         |
| Support for HOME Tenant Based Rental Assistance                     |                          |                    | \$95,000                                                                                                            |                         | \$95,000                |
| Matrix 14J                                                          | Original Funding Request | Leverage           | Citation: 570.201(k)<br>Associated Goal: Housing Services<br>Outcome: 15 LMH                                        |                         |                         |
| Capital                                                             | \$0                      | \$185,000          |                                                                                                                     |                         |                         |
| Activity Delivery                                                   | \$75,000                 |                    |                                                                                                                     |                         |                         |
| SUBTOTAL - Affordable Housing                                       |                          |                    | \$265,000                                                                                                           | \$0                     | \$265,000               |
| PUBLIC FACILITY IMPROVEMENTS                                        |                          |                    |                                                                                                                     |                         |                         |
| Housing Support Center Acquisition (15-year Lease)                  |                          |                    | \$106,394                                                                                                           |                         | \$106,394               |
| Matrix 03C, 03E, 03F, 03L                                           | Original Funding Request | Leverage           | Citation:570.201(c)<br>Associated Goal: Public Facility Improvements<br>Outcome: 500 LMC                            |                         |                         |
| Capital                                                             | \$106,394                | \$200,000          |                                                                                                                     |                         |                         |
| Activity Delivery                                                   | \$0                      | \$0                |                                                                                                                     |                         |                         |
| Public Facility Improvements                                        |                          |                    | \$137,557                                                                                                           |                         | \$137,557               |
| Matrix 03E, 03F, 03L                                                | Original Funding Request | Leverage           | Citation:570.201(c)<br>Associated Goal: Public Facility Improvements<br>Outcome: 2,000 LMA                          |                         |                         |
| Capital                                                             | \$127,557                | \$300,000          |                                                                                                                     |                         |                         |
| Activity Delivery                                                   | \$10,000                 | \$0                |                                                                                                                     |                         |                         |
| SUBTOTAL - PUBLIC FACILITIES                                        |                          |                    | \$243,951                                                                                                           | \$0                     | \$243,951               |
| PUBLIC SERVICES - 15%                                               |                          |                    |                                                                                                                     |                         |                         |
| Subrecipient - Homeless Services                                    |                          |                    | \$30,000                                                                                                            |                         | \$30,000                |
| Matrix 03T                                                          | Original Funding Request | Applicant Leverage | Citations: 570.201(e)<br>Associated Goal: Public Services<br>Outcome: 100 LMC                                       |                         |                         |
| Capital                                                             | \$30,000                 | \$100,000          |                                                                                                                     |                         |                         |
| Subrecipient - Housing Assistance Center Operations                 |                          |                    | \$52,000                                                                                                            |                         | \$52,000                |
| Matrix 03T                                                          | Original Funding Request | Applicant Leverage | Citations: 570.201(e)<br>Associated Goal: Public Services<br>Outcome: 200 LMC                                       |                         |                         |
| Capital                                                             | \$75,000                 | \$300,000          |                                                                                                                     |                         |                         |
| Public Services                                                     |                          |                    | \$22,500                                                                                                            |                         | \$22,500                |
| Matrix 05                                                           | Original Funding Request | Match              | Citations: 570.201(e)<br>Associated Goal: Public Services<br>Outcome: 100 LMC                                       |                         |                         |
| Capital                                                             | \$19,500                 | \$45,000           |                                                                                                                     |                         |                         |
| SUBTOTAL - PUBLIC SERVICES (HUD maximum 15%)                        |                          |                    | \$104,500                                                                                                           | \$0                     | \$104,500               |
| City of Surprise General Program Administration (all new funds)     |                          |                    | \$153,362                                                                                                           |                         | \$153,362               |
| SUBTOTAL - PLANNING & ADMINISTRATION (HUD Max. 20%)                 |                          |                    | \$153,362                                                                                                           | \$0                     | \$153,362               |
| GRAND TOTAL W/ ADMINISTRATION & PLANNING                            |                          |                    | \$766,813                                                                                                           |                         | \$766,813               |
| FUNDS AVAILABLE                                                     | 2023 New CDBG Funds      |                    | \$766,813                                                                                                           |                         | \$766,813               |
|                                                                     | Program Income - City    |                    | \$0                                                                                                                 |                         | \$0                     |
| TOTAL FUNDS AVAILABLE                                               |                          |                    | \$766,813                                                                                                           |                         | \$766,813               |
| TOTAL REQUESTS IN EXCESS OF FUNDING                                 |                          |                    | \$0                                                                                                                 | \$0                     | \$0                     |

#### Spending Conditions

- 1) All program income generated from any client, project, or activity receiving CDBG assistance must be reported.
- 2) If there is an increase in funding of 20% or less when the final allocation is known, the same projects will be funded with Affordable Housing and Public Facility Improvements receiving the increase. If the increase is more than 20%, the substantial amendment process will be followed per the Citizen Participation Plan.
- 3) At project completion or Program Year end, staff will reallocate any unused subrecipient or Administration project funds to the Housing Rehab or Public Facility activities, depending on funding needs, unless through the action plan amendment process.
- 4) The City or sub-grantees may incur pre-award costs per 2 CFR 200.458, CPD Notice CPD-23-01, and applicable waivers.



# **Program Year 2023 Annual Action Plan**

## **Year Four of the 2020-2024 Consolidated Plan**

### **City Council Approval**

Human Service & Community Vitality | April 18, 2023





# Introduction

The City of Surprise is a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding.

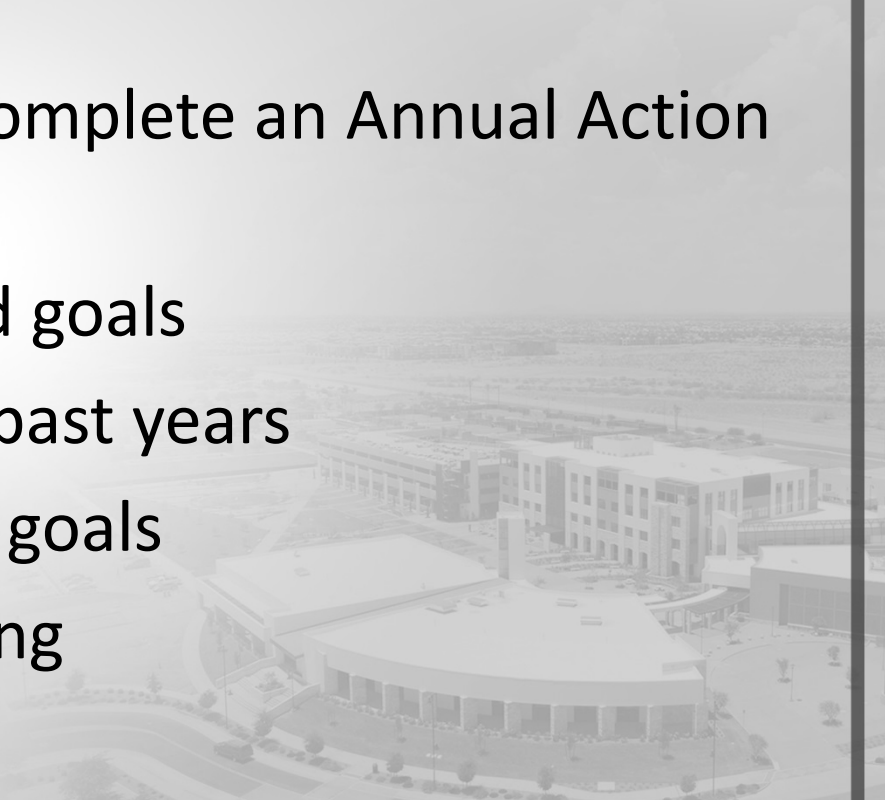
The City receives an annual allocation of CDBG as a direct entitlement.

The City receives an annual allocation of HOME funding as a member of the Maricopa HOME Consortium.



# Introduction

Each Entitlement City must complete an Annual Action Plan to:

1. Review priority needs and goals
  2. Review progress made in past years
  3. Select projects to address goals
  4. Allocate anticipated funding
- 



# Today's Objectives

- ❖ Review the Needs and Goals identified in the Consolidated Plan
  - ❖ Review PY2023 Annual Action Plan (AAP) and Spending Priorities
  - ❖ Review the selection of Subrecipients
  - ❖ Provide opportunity for public comment and input
  - ❖ Approve the PY2023 Annual Action Plan for submission to HUD
- 





# HUD Funding

## Funding involved:

Community Development Block Grant (CDBG)

Program Year 2023 = \$766,813

HOME funding is approved through the Maricopa County HOME Annual Action Plan. However, we consider HOME funding when creating our plan.

Program Year 2023 = \$252,694



# Con Plan Identified Needs

## High Priority Needs:

1. Maintain and increase the availability of **Affordable Housing**
2. Invest in **Public Facility Improvements**
3. Support **Public Services**
4. Continue the **Planning & Administration** of HUD funded programs

# Affordable Housing

Key Facts

**193,961**  
OR  
**21%**

Renter Households that are extremely low income

**-143,998**

Shortage of rental homes affordable and available for extremely low income renters

**\$26,200**

Maximum income of 4-person extremely low income households (state level)

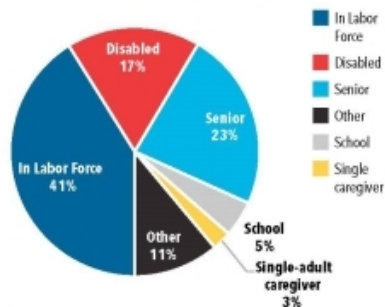
**\$48,747**

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

**76%**

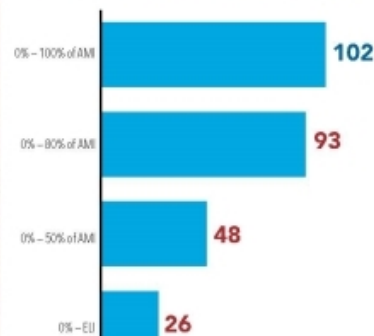
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



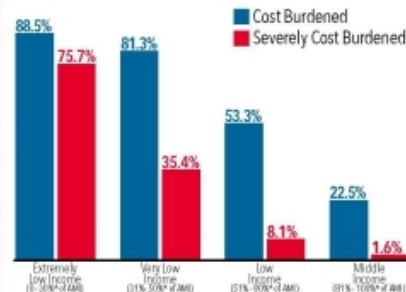
**Note:** Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 15% of extremely low-income renter households are single adult caregivers, 55% of whom usually work more than 20 hours per week. Source: 2020 5-Year ACS PUMS data.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: 2020 5-Year ACS PUMS data.

HOUSING COST BURDEN BY INCOME GROUP



**Note:** Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: 2020 5-Year ACS PUMS data.

Updated: 07/26/2022

1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 [WWW.NLIHC.ORG](http://WWW.NLIHC.ORG)

Extremely Low Income = 0-30%\* of AMI  
Low Income = 51-80% of AMI

**Note:** \*Or poverty guideline, if higher.

Very Low Income = 31%-50% of AMI  
Middle Income = 81%-100% of AMI



# Affordable Housing

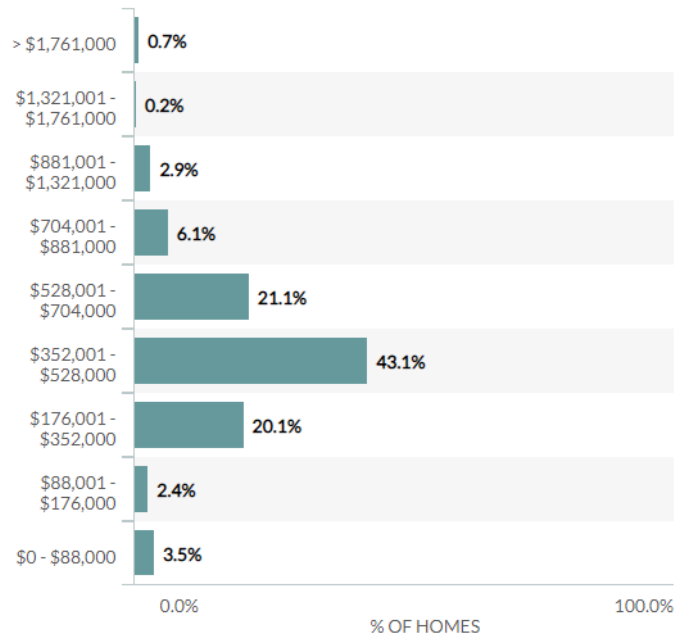
## Home Values

**2019 Median**  
**\$300,625**

**2023 Median**  
**\$469,070**

**Average Market Rent**  
**\$2,964**

SURPRISE, AZ HOME PRICES



# Affordable Housing

## Rent vs Own

### Surprise

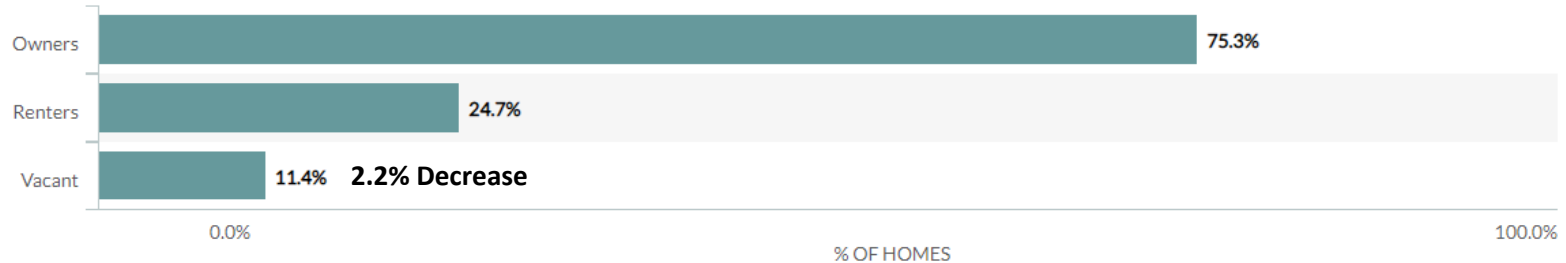
75.3% Homeownership

Increase 1.4%

### Phoenix-Mesa-Scottsdale

63.8% Homeownership

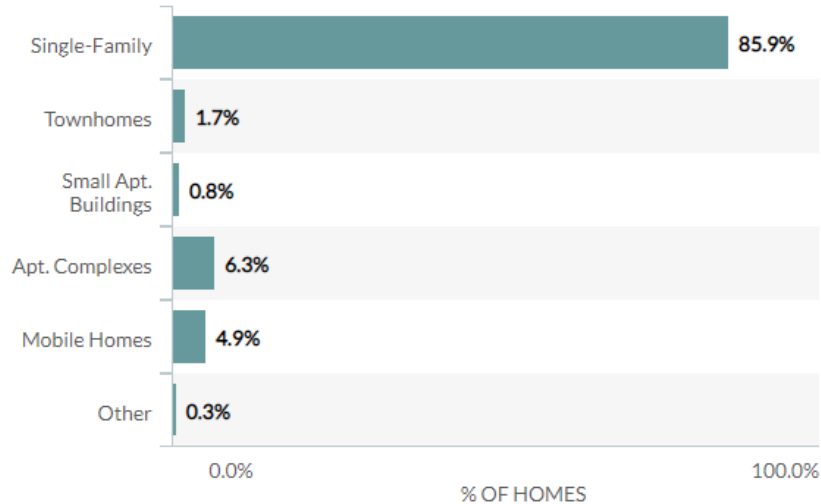
#### HOMEOWNERSHIP RATE



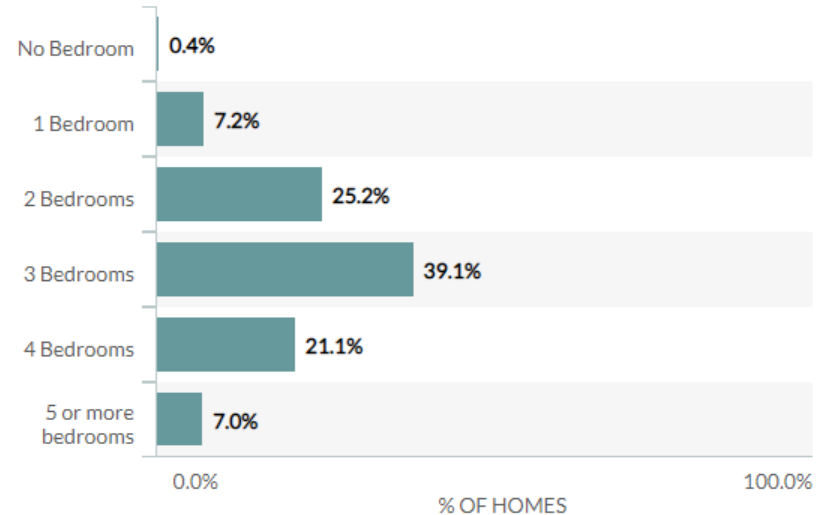
# Affordable Housing

## TYPES OF HOMES

SFD = 1.1% increase from 2022



## HOME SIZE



Source: Neighborhood Scout





# Affordable Housing

## Program Year 2023 Projects to Address Affordable Housing

1. **Housing Rehabilitation** – Preserve existing affordable housing stock
2. **Tenant-Based Rental Assistance** – Rent and utility assistance for LMI households
3. **Housing Support Services** – provide housing services for persons who are homeless or at risk of becoming homeless

# Public Facilities & Improvements

## Improve access to housing, resources, and community programs

CDBG funds may be used to undertake a variety of public facilities and improvement projects.

- Infrastructure improvements
- Neighborhood facilities
- Facilities for persons with special needs
- Typically publically owned or;
- Owned by a non-profit and open to the general public

Eligible activities include: Acquisition, construction, rehabilitation or installation of public facilities that serve LMI persons.

# Public Facilities & Improvements

## Program Year 2023 Projects to Improve Public Facilities

1. Acquisition of a facility for short-term housing, housing support and access to resources.
2. Neighborhood facility improvements in low – and moderate income areas.





# Public Services

The Surprise Community Needs Assessment - *The Human Services and Community Vitality in Surprise - A Community that Cares*, identified critical human service needs for:

- Homeless individuals, families with children, and youth
- Individuals with disabilities and special needs
- LMI individuals and families/youth
- Seniors
- Survivors of Domestic Violence



# Public Services

Program Year 2023

Public Services

1. **Homeless Services** – services for persons who are homeless or at risk of becoming homeless.
2. **Housing Assistance Center Operations** – improve access to housing services and resources.



# Planning & Administration

Strict oversight and administration of the federal funds is vital to a successful program and meeting the goals and objectives of the plan. Planning and Administration activities include:

- General program oversight and coordination;
- Preparing budgets, reports, and other HUD required documents;
- Monitoring program activities and Subrecipients;
- Fair Housing activities, training; *\*(Fair Housing Goal)*
- Preparation of comprehensive plans;
- Policy Planning, management, and capacity building;
- General environmental studies





# Program Year 2023 AAP

Program Year 2023 is the fourth year of the 2020-2024 Consolidated Plan. The CDBG allocation for Program Year 2023 is **\$766,813**

## Conditions of Funding:

Planning and Administration is capped at 20% of allocation

Public Services is capped at 15% of allocation — Including previous PY Program Income



# Program Year 2023 AAP

To meet the Goals and Objectives identified in the 2020-2024 Consolidated Plan and AI, the following projects are recommended:

- **Affordable Housing– \$170,000**  
Rehabilitation/acquisition of single-family homes to create homeownership opportunities for LMI households.
- **Tenant Based Rental Assistance (\*HOME funding) – \$252,694**  
Rent and utility assistance for LMI households
- **Housing Services – \$95,000**  
Services in support of the HOME program
- **Public Facility Improvements – \$243,951**  
Improvements to public facilities that service LMI persons
- **Public Services (15%) – \$104,500**  
Services for LMI persons who are disabled, seniors, homeless or at risk of becoming homeless
- **Planning & Administration (20%) – \$153,362**  
Expenses related to administering the program, preparing planning documents, and Fair Housing activities

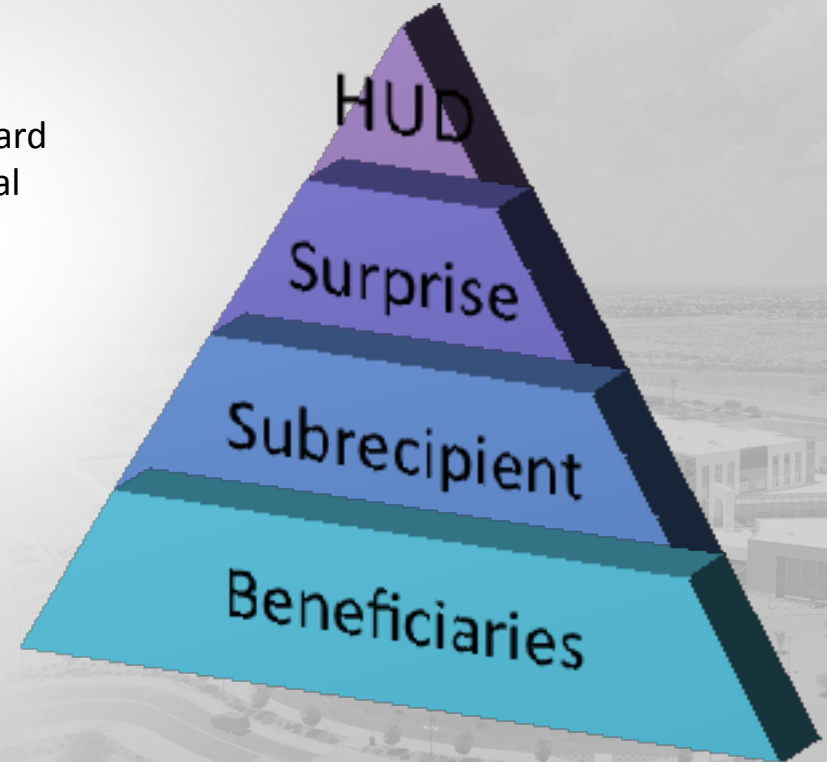
# PY2023 Subrecipients

## Subrecipient Determination – 2 CFR 200.301

Subrecipient – means an entity...that receives a subaward from a pass-through entity to carry out part of a Federal award (2 CFR 200.201)

## Evaluating the Subrecipient

Factors are based on the quality of the project and the capacity of the subrecipient to carry it out.





# PY2023 Subrecipients

Subrecipients for CDBG and HOME funding are evaluated and scored with a set of written criteria

## Threshold Criteria

Subrecipients that do not meet the PASS threshold criteria will not be considered further.

|                              |                                                |                                                                         |                                              |                                                               |
|------------------------------|------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------|
| Meet CDBG National Objective | Anticipated to be completed within Action Year | Applicant meets eligibility requirements applicable to proposed project | Applicant meets definition of a Subrecipient | *Returning Subrecipient- In Compliance with current agreement |
|------------------------------|------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------|

## Scoring Factors

Subrecipients were scored based on the following factors;

|                                        |                     |                                                               |                                   |                                                        |                                                              |                                                 |
|----------------------------------------|---------------------|---------------------------------------------------------------|-----------------------------------|--------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------|
| Organizational Capacity<br>(20 points) | Cost<br>(10 points) | Experience working with HUD<br>Funded Programs<br>(20 points) | Method of Approach<br>(15 points) | Partnering/Complementin<br>g/Duplicating<br>(5 points) | Consistency with<br>Identified Priority Needs<br>(25 points) | Pledge of Leveraging<br>Resources<br>(5 points) |
|----------------------------------------|---------------------|---------------------------------------------------------------|-----------------------------------|--------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------|

# PY2023 Subrecipients

Staff recommends the following Subrecipient projects for Program Year 2023:

| PY2023 Activities               | Priority Need                       | Outcomes  |
|---------------------------------|-------------------------------------|-----------|
| Lutheran Social Services IHELP  | Homeless Services                   | 100 (LMC) |
| A New Leaf – TBRA               | Housing Services in Support of HOME | 15 (LMH)  |
| A New Leaf – Housing Support    | Housing/Homeless Services           | 200 (LMC) |
| Newtown CDC – Acquisition/Rehab | Affordable Housing                  | 6 (LMH)   |



# Citizen Participation

## Summary of Citizen Participation and Outreach:

- Stakeholder Meetings
- Community Organization Consultation
- Subrecipient Technical Assistance
- Public Notices
- Press Releases
- Social Media
- Public Hearing on “Needs”





# Staff Recommendations

Staff recommends approval of the Program Year 2023 Annual Action Plan for submission to HUD.

# What's Next?

March 8<sup>th</sup> – April 12<sup>th</sup>

30-Day Review &  
Comment Period

April 12, 2023

Public Hearing  
VDHS Review

April 18, 2023

City Council  
Approves Plan

May 15, 2023

Plan submitted to HUD



**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Adam Lane  
Human Service & Community Vitality  
Housing & Community Services Supervisor





## CITY OF SURPRISE Regular City Council Meeting

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Council Meeting Date: April 18, 2023      Contact Person: Adam Lane  
Submitting Department: Human Svcs and Comm      District: Citywide  
Vitality  
Staff Recommendations:

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of a Substantial Amendment to the City's Neighborhood Stabilization Program (NSP3) Action Plan to reallocate funding between approved activities.

### **Motion:**

I move to approve the Substantial Amendment to the City's Neighborhood Stabilization Program (NSP3) Action Plan.

### **Background:**

The City of Surprise received Neighborhood Stabilization Program (NSP3) funding through the Department of Housing & Urban Development, authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010. The goal of the program is to stabilize neighborhoods affected by foreclosures and abandonment through the acquisition, rehabilitation or redevelopment, and resale of Foreclosed or Abandoned Homes or Residential Properties.

A previous amendment to the Action Plan did not clearly define the eligible NSP3 activity. This Substantial Amendment clarifies that the balance of the NSP3 funds will be expended for Acquisition and Rehabilitation of foreclosed or abandoned homes. These homes will then be sold to low-income households at or below 50% AMI as required by the program.

### **Objective Analysis:**

Approval of this item will result in the relocation of funding between eligible actives and clarification for eligible NSP3 uses.

### **Policy Compliant:**

This action is compliant with City and Council policies as well as federal guidelines.

### **Financial Impact:**

There is no financial impact on this item.

### **Budget Impact:**

NSP3 budget authority is already included within the HSCV Department budget.

**FTE Impact:**

NONE

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**ATTACHMENTS:**

1. NSP3\_COUNCIL Staff Report
  2. AMENDMENT NSP3
  3. NSP\_Comment
  4. Presentation
-



**Date:** April 12, 2023

**To:** Mayor and City Council Members

**From:** Adam Lane, Housing & Community Services Supervisor

**Re:** Substantial Amendment - Neighborhood Stabilization Program (NSP3)

### **Introduction**

The Human Service & Community Vitality Department is completing a Substantial Amendment to the City's Neighborhood Stabilization Program (NSP3) Action Plan to reallocate funding from one activity to another, and to clarify the eligible NSP3 use allowed under the CDBG National Objective requirements. The City currently has \$834,929.80 in NSP3 funding through a combination of Program Income (PI) and Program Funds (PF). No new funding or activity is established under this amendment.

### **Background**

The City of Surprise received Neighborhood Stabilization Program (NSP3) funding through the Department of Housing & Urban Development, authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010. The goal of the program is to stabilize neighborhoods affected by foreclosures and abandonment through the acquisition, rehabilitation or redevelopment, and resale of Foreclosed or Abandoned Homes or Residential Properties.

A previous amendment to the Action Plan did not clearly define the eligible NSP3 activity. This Substantial Amendment clarifies that the balance of the NSP3 funds will be expended for Acquisition and Rehabilitation of foreclosed or abandoned homes. These homes will then be sold to low-income households at or below 50% AMI as required by the program.

### **Recommendations**

Staff recommends approval of the NSP3 Substantial Amendment.

### **Previous Actions**

- 28-Day Public Comment Period – March 15, 2023 – April 12, 2023
- Public Hearing – VDHS Commission Meeting April 12, 2023
- VDHS Commission review



### **Future Actions**

- Submission of Substantial Amendment to HUD

## SUBSTANTIAL AMENDMENT #2 TO CITY OF SURPRISE NEIGHBORHOOD STABILIZATION PROGRAM (NSP3)

### Grantee Information

| NSP Program Administrator Contact Information |                                                                        |
|-----------------------------------------------|------------------------------------------------------------------------|
| <b>Name, Title</b>                            | Adam Lane, Housing & Community Services Supervisor                     |
| <b>Email Address</b>                          | <a href="mailto:adam.lane@surpriseaz.gov">adam.lane@surpriseaz.gov</a> |
| <b>Phone Number</b>                           | 623-222-3238                                                           |
| <b>Mailing Address</b>                        | 16000 N Civic Center Plaza<br>Surprise, AZ 85374-7470                  |

### Summary of Substantial Amendment

**Background:** The City of Surprise received Neighborhood Stabilization Program (NSP3) funding through the Department of Housing & Urban Development, authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010. The goal of the program is to stabilize neighborhoods affected by foreclosures and abandonment through the acquisition, rehabilitation or redevelopment, and resale of Foreclosed or Abandoned Homes or Residential Properties.

**Description:** The City of Surprise is completing this substantial amendment to reallocate funding from one activity to another, and to clarify the NSP3 eligible use and correlated CDBG eligible activity under which the activity will be completed. The City currently has \$834,929.80 in NSP3 funding through a combination of Program Income (PI) and Program Funds (PF). No new funding or activity is established under this amendment.

### Current Budget Allocation

|                                |              |
|--------------------------------|--------------|
| Acquisition and Rehabilitation | \$120,000    |
| Redevelopment                  | \$714,929.80 |

### Amended Eligible Activities and Allocation

| Activity B– Acquisition and Rehabilitation, Homeownership                                                  |                                                                                                                      |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| NSP Eligible Use                                                                                           | CDBG Eligible Activity                                                                                               |
| Purchase and rehabilitate Foreclosed or Abandoned Homes or Residential Properties to resell to homebuyers. | Activity delivery costs for an eligible Activity as defined in 24 CFR 570.206 and eligible Activities defined below: |

|                      |                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                                                                                                            | 24 CFR 570.201 (a) Acquisition (b) Disposition<br>(i) Relocation and (n) Direct homeownership assistance as modified below;<br><br>24 CFR 570.202 – eligible rehabilitation and preservation activities for homes and other residential properties<br>*HUD notes that any of the activities listed above may include required homebuyer counseling as an activity delivery cost. |
| Activity Description | Existing homes that are either foreclosed or abandoned and vacant will be acquired, rehabilitated, and then sold to low-income homebuyers. |                                                                                                                                                                                                                                                                                                                                                                                  |
| Total NSP3 Funding   | \$834,929.80                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                  |
| Performance Measures | Outputs/Measures:<br># of housing units acquired and rehabilitated = 4<br># of housing units sold to low-to-middle-income homebuyers = 4   |                                                                                                                                                                                                                                                                                                                                                                                  |
| Project Start Date   | 5/3/2011                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                  |
| Project End Date     | 6/30/2024                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                  |

### **National Objective**

This Activity meets the LMMH National Objective by creating Homes that are purchased and occupied by households at or below 120% AMI.

Under this Activity the City will acquire and rehabilitate Foreclosed or Abandoned Homes or Residential Properties. These rehabilitated properties are sold to households at or below 50% AMI to meet the 25% low-income set-aside.

### **Citizen Participation**

In accordance with the City of Surprise Citizen Participation Plan and HUD alternative requirements to 42 U.S.C 5304(a)(2) and waiving 91.105(k) and 91.115(i), the Substantial Amendment will be made available for a 28-day comment beginning March 15, 2023, and ending April 12, 2023. Copies of the amendment will be available to view during the comment period on the City of Surprise website, at Surprise City Hall, the City of Surprise Senior Center, and City of Surprise Resource Center. A public hearing regarding the amendment will be held April 12, 2023, at the regular meeting of the Veterans, Disability & Human Services Commission.

### **Summary of Public Comments Received**

All public comments will be summarized and included in the amendment.



**Comment**

Email

3/15/23

Is there any way to legally use this funding to acquire land to enhance or build our long-overdue City Center, akin to what Litchfield Park has done? It seems that the landowners at Civic Center are content to keep building boring boxes with no unique design features. They are not offering any kind of civic gathering spaces to encourage people to visit downtown Surprise. Nobody will go to downtown Surprise who doesn't work there or live there. Barring that, is there a way to use this money to help Ottawa University expand? Of course, any such action should have proper legal vetting.

**Response**

Email

3/15/23

First off, thank you so much for your comment. Very few people if any take the time to respond to our notices.

We strongly agree with your comments and would love to see City Center built out in an innovative and unique way that gives residents a world class downtown Surprise. Our Planning and Zoning Commission along with our award-winning Economic Development Department has worked very hard to encourage exactly what you are hoping for. I encourage you to follow P&Z and ED Department pages for meetings and notices about downtown development. We also agree that Ottawa University is a vital partner to Surprise. In fact, I have an intern that works for me who we received through partnership with Ottawa.

With that said, unfortunately this funding cannot be used for these purposes. The funding comes from an old stimulus grant received in 2010 during the great recession. It is targeted towards existing foreclosed homes. The program goal states: *the program is to stabilize neighborhoods affected by foreclosures and abandonment through the acquisition, rehabilitation or redevelopment, and resale of Foreclosed or Abandoned Homes or Residential Properties.*

The program is also targeted by census tract, determined by the number of foreclosed homes in the area. Because there are no existing homes in the City Center, the area does not qualify for investment.

Again, thank you for taking the time to comment. We greatly appreciate your feedback and hope to hear from you in the future.



# **Substantial Amendment**

## **Neighborhood Stabilization Program (NSP3)**

### **Review and Approval**

Human Service & Community Vitality | April 18, 2023



# Introduction

The City of Surprise received Neighborhood Stabilization Program (NSP3) funding through the Department of Housing & Urban Development.

The goal of the program is to stabilize neighborhoods affected by foreclosures and abandonment through the acquisition, rehabilitation or redevelopment, and resale of Foreclosed or Abandoned Homes or Residential Properties.

The City currently has approximately \$834,929 in NSP3 funding that must be expended on eligible activities.





# Today's Objectives

- Review the NSP3 Substantial Amendment
- Review public comments
- Public Hearing for additional citizen input



# NSP3 Amendment

## Purpose of the Amendment

- Allocate funding to Acquisition and Rehabilitation of foreclosed or abandoned homes.
- Clarify the NSP3 eligible activity under which the funding will be expended.
- Clarify the CDBG National Objective that must be met under the NSP3 program.



# NSP3 Amendment

## Current Budget Allocation

|                                |              |
|--------------------------------|--------------|
| Acquisition and Rehabilitation | \$120,000    |
| Redevelopment                  | \$714,929.80 |

## Amended Eligible Activity and Allocation

| Activity B– Acquisition and Rehabilitation, Homeownership                                                  |                                                                                                       |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| NSP Eligible Use                                                                                           | CDBG Eligible Activity                                                                                |
| Purchase and rehabilitate Foreclosed or Abandoned Homes or Residential Properties to resell to homebuyers. | 24 CFR 570.201 (a) Acquisition (b) Disposition (i) Relocation and (n) Direct homeownership assistance |
| Total NSP3 Funding = \$834,929.80                                                                          |                                                                                                       |





# Public Comment

In accordance with Citizen Participation Plan, a 28-day review and comment period was held March 15, 2023 – April 12, 2023.

One written comment was received from a resident.

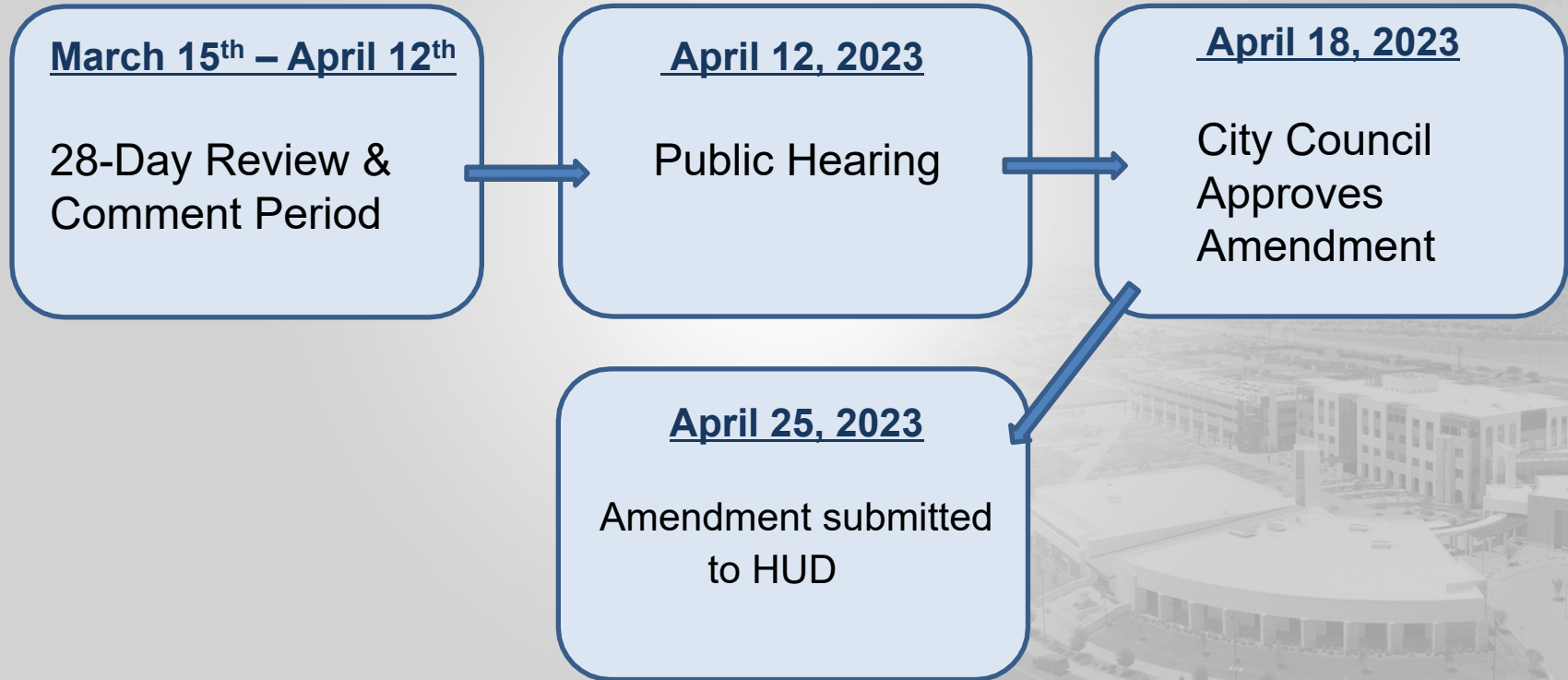
The comment will be included in the Amendment.



# Staff Recommendations

Staff recommends approval of the NSP3 Substantial Amendment for submission to HUD.

# What's Next?







**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Adam Lane  
Human Service & Community Vitality  
Housing & Community Services Supervisor



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023      Contact Person:  
Submitting Department: Information Technology      District: Citywide  
Staff Recommendations:

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of a Fiscal Year 2023 budget amendment moving budget authority in the amount of \$250,000 from Contingency to Project P17090 I.T. Space Remodel; Resolution #2023-40.

---

### **Motion:**

I move to approve Resolution #2023-40.

---

### **Background:**

During the Fiscal Year 2023 budget process, the Information Technology Department requested budget authority of \$176,000 to remodel their workspace to include three offices and four cubicles. Since that time, Public Works and IT have identified inefficiencies in the original layout and have designed a comprehensive remodel of their working space. The new scope will include six offices, 23 cubicles, a conference room, and an enclosed storage area for surplus items.

---

### **Objective Analysis:**

The remodel of the Information Technology department will boost efficiencies, add space for current and future growth, and safely secure computer surplus. The remodel will also provide needed security and privacy for supervisors and IT divisions working with sensitive data. The furniture that is removed from IT will be used for expansion in other areas of the city.

---

### **Policy Compliant:**

This action is consistent with City and Council policy as it relates to budget amendments and procurement.

---

### **Financial Impact:**

This action will increase the one-time expenditure for this project from \$176,000 to \$426,000 so that the City may contract with a qualified vendor to complete the work for the IT Department.

---

### **Budget Impact:**

This action reallocates spending authority in the amount of \$250,000 from Contingency to project P17090 I.T. Space Remodel. This action represents a transfer of spending authority and does not

increase or decrease the total adopted citywide expenditure budget.

**FTE Impact:**

This action does not change the full-time equivalent count.

---

**ATTACHMENTS:**

1. Res 2023-40 IT SPACE REMODEL
-



## RESOLUTION # 2023-40

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2023 BUDGET BY MOVING BUDGET AUTHORITY OF \$250,000 FROM GENERAL CONTINGENCY TO PROJECT P17090 – IT SPACE REMODEL AND AMENDING THE FISCAL YEAR 2023 CONTRACT AWARDING AUTHORITY LIST.**

**WHEREAS**, additional funding is needed in project P17090, IT Space Remodel to cover the expanded scope of the project to include a comprehensive remodel of the workspace within the Information Technology Department;

**WHEREAS**, moving budget authority in the amount of \$250,000 from General Contingency to Services in project P17090 IT Space Remodel is necessary;

**WHEREAS**, the FY2023 budget, including the FY2023 Contract Awarding Authority List, was adopted by Council Resolution #2022-56 on June 7, 2022;

**WHEREAS**, this action will necessitate a budget amendment;

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

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

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

**Section 1.** That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2022 through June 30, 2023.

**Section 2.** That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the Fiscal Year 2023 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2022 through June 30, 2023.

***[SIGNATURES ON THE FOLLOWING PAGE]***

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

## RESOLUTION # 2023-40

### Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of \$250,000 from Contingency to Services in project P17090 I.T. Space Remodel. This increase will cover the scope change in the project to build out the comprehensive IT office space. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

| Fund                                   | Department                | Project/Category              | Rev/<br>Exp | Current<br>Budget | Increase/<br>(Decrease) | Amended<br>Budget |
|----------------------------------------|---------------------------|-------------------------------|-------------|-------------------|-------------------------|-------------------|
| Contingency                            | General<br>Operations     | Contingency                   | E           | 22,157,000        | (250,000)               | 21,907,000        |
| General<br>Capital<br>Projects<br>Fund | Information<br>Technology | #P17090 I.T. Space<br>Remodel | E           | 176,000           | 250,000                 | 426,000           |
| Expense<br>Total                       |                           |                               |             | 22,333,000        | -                       | 22,333,000        |

### Exhibit B

1. Contract Awarding Authority List – The Fiscal Year 2023 Contract Awarding Authority List will be amended to include the increased project costs.

| Reference # | Description        | Current<br>Amount | Increase/<br>(Decrease) | Amended<br>Amount |
|-------------|--------------------|-------------------|-------------------------|-------------------|
| 23073       | I.T. Space Remodel | 200,000           | 250,000                 | 450,000           |





## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023      Contact Person:  
Submitting Department: Economic Development      District: Citywide  
Staff Recommendations:

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to approval of an Intergovernmental Agreement with the City of Phoenix authorizing support for a Foreign Trade Zone application for the Rinchem Company distribution facility located in Surprise; Resolution #2023-32.

---

### **Motion:**

I move to approve Resolution #2023-32.

---

### **Background:**

The City of Phoenix has a foreign trade zone (FTZ No. 75), and the West Valley has a foreign trade zone, the Greater Maricopa Foreign Trade Zone (FTZ No. 277).

An FTZ allows qualified companies in manufacturing, distribution, or specialized logistics to obtain FTZ designation for their operation. The federal program establishes a secure area considered outside U.S. Customs Territory, helping business operators reduce or defer duties and fees while providing delivery efficiency. In the State of Arizona, companies with an FTZ designation are eligible for real and personal property tax treatment that is generally contingent on support from the local tax jurisdictions. The federal program was established to encourage U.S. industrial development.

The company seeking an FTZ in Surprise has FTZ facilities in Phoenix and Chandler under the Phoenix FTZ. The agreement with the City of Phoenix FTZ will provide the company with continuity of FTZ operations, where if the company was granted FTZ status by the West Valley FTZ, the Greater Maricopa FTZ, the facility in Surprise may experience goods / product delivery inefficiency due to the transfer from different zones, No. 75 and No. 277.

The Greater Maricopa FTZ has not objected to the request by the company seeking Phoenix FTZ in Surprise. The company has agreed not to pursue real and personal property tax reclassification.

---

### **Objective Analysis:**

The agreement aids in the operational efficiency of a company investing and building in Surprise. The company has agreed not to pursue real and personal property tax reclassification. There is no objection from the Greater Maricopa Foreign Trade Zone.

---

**Policy Compliant:**

The project is consistent with the City Council Strategic Plan (Strategy 2.3) by advancing a regional partnership, new business growth, and promotion of the foreign trade zone.

---

**Financial Impact:**

The company's investment in the development of facilities and hiring of employees will generate new sales tax and property tax dollars for the city.

---

**Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

The number of full-time equivalents (FTE) is not impacted by this action.

---

**ATTACHMENTS:**

1. IGA Surprise-Phoenix for RINCHEM FTZ
  2. Pres COS COP 4 18 2023 FTZ
  3. Res 2023-32 COP IGA 4 18 2023
-

**INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
THE CITY OF SURPRISE, ARIZONA  
AND  
THE CITY OF PHOENIX, ARIZONA  
TO ESTABLISH SITE WITHIN SUBZONE 75S OF FOREIGN TRADE ZONE 75**

This Intergovernmental Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 2023 by and between the City of Surprise, Arizona, a municipal corporation (“Surprise”) and the City of Phoenix, Arizona, a municipal corporation (“Phoenix”).

**I. RECITALS:**

A. Pursuant to A.R.S. § 11-952, as amended, Surprise is empowered to enter into this intergovernmental agreement and has, by resolution, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, authorized the undersigned to execute this Agreement on behalf of Surprise.

B. Pursuant to A.R.S. § 11-952, as amended, Phoenix is empowered to enter into this intergovernmental agreement and has, by ordinance, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference, authorized the undersigned to execute this Agreement on behalf of Phoenix.

C. Phoenix has received a Grant (Board Order 185, dated March 25, 1982) from the Foreign-Trade Zones Board (the “Board”) to establish FTZ No. 75, and the alternative site framework format for FTZ No. 75 was approved by the Board in a notice published on October 20, 2010 in 75 Fed. Reg. 64708.

D. Surprise does not have a grant of authority to establish a Foreign-Trade Zone.

E. Rinchem Company Inc. (“Rinchem”) plans to construct a distribution facility on certain real property within the City of Surprise located at 13255 W. Sweetwater Avenue (the “Site”) and desires to have the Site designated as a part of Subzone 75S (the “Subzone”). The Subzone currently consists of two sites, one within the boundaries of Phoenix, the other within the boundaries of the City of Chandler. The Site is described and/or depicted in Exhibit C attached hereto. The Site will be utilized as a warehouse/distribution facility. Rinchem seeks the benefits of conducting business within a Foreign-Trade Zone. Rinchem does not intend to pursue or claim the property tax reclassification permitted by A.R.S. § 42-12006(2).

F. Phoenix is willing to submit an application to the Board on behalf of Rinchem (the “Application”) for a minor boundary modification to establish, operate and maintain a subzone site at the Site to demonstrate its interest in a cooperative regional effort to encourage the retention and expansion of business in the greater metropolitan area.



G. Surprise desires to assist Rinchem in obtaining approval from the Board to establish, operate and maintain a subzone site at the Zone Site.

NOW, THEREFORE, in consideration of the promises and mutual agreements contained and described herein, the parties agree as follows:

## II. **AGREEMENTS:**

### **1. PURPOSE**

1.1 The purpose of this Agreement is to memorialize Surprise's and Phoenix's agreement to work together to assist Rinchem in its efforts to have the Site designated as part of the Subzone and to assure Phoenix that the establishment, operation and maintenance of subzone status at the Site, including any unsuccessful efforts made in respect thereto, shall be accomplished without any cost or liability whatsoever to Surprise or Phoenix.

### **2. SURPRISE'S RESPONSIBILITIES**

2.1 To facilitate the negotiation and amendment of the existing Foreign-Trade Zone Operations Agreement ("Operating Agreement") between the City of Phoenix and Rinchem as may be necessary to comply with this Agreement.

2.2 To support the Application process.

2.3 To notify Phoenix if Surprise desires that Phoenix enforce its right to terminate the Operating Agreement, after notice and a 30-day cure period, if Rinchem, without prior approval of Surprise, in breach of the Operating Agreement, either seeks and/or obtains property tax classification under Arizona Revised Statutes § 42-12006(2) for real or personal property at the Site.

2.4 To take all action requested by Phoenix related to the enforcement of the provisions referred to in Section 2.3, above, and to indemnify, defend and hold Phoenix, its departments, agents, officers or employees harmless from and against any loss, expense, damage or claim resulting from or arising out of the performance or enforcement of the provision in the Operating Agreement required under Section 3.4 below.

### **3. PHOENIX'S RESPONSIBILITIES**

3.1 To conduct its operations in good faith with Rinchem.

3.2 After filing the Application for the Site, to amend the Operating Agreement with Rinchem to include operations at the Site.

3.3 To provide in the Operating Agreement that Rinchem must be responsible for all costs related to the Site that are incurred by Phoenix and/or Surprise.

3.4 To provide in the Operating Agreement that Phoenix may terminate the Operating Agreement if Phoenix is advised by Surprise that Rinchem has sought and/or obtained property tax classification under A.R.S. § 42-12006(A)(2).

#### **4. ADDITIONAL AGREEMENTS**

4.1 The Parties acknowledge that 15 C.F.R §400.49 provides for monitoring and reviews of foreign trade zone operations and activity. Section 400.49(c) provides that the Board or the Commerce Department's Assistant Secretary for Import Administration may restrict or prohibit zone activity that it finds is no longer in the public interest and, pursuant to 14 C.F.R. § 400.61, the Board has the authority to revoke a grant of authority to operate a zone, for cause.

4.2 Surprise and Rinchem have determined that if Rinchem seeks and obtains property tax classification under the Reclassification Statute in breach of the Operating Agreement, such action would be detrimental to the public interest.

#### **5. INDEMNIFICATION**

5.1 To the extent permitted by law, each party will indemnify and save the other party harmless, including any of the parties' departments, agencies, officers, employees, elected officials or agents, from and against all loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the performance or non-performance by the indemnifying party of any of the provisions of this Agreement.

5.2 Each party, in all instances, shall be indemnified against all liability, losses and damages of any nature for or on account of any injuries or death of persons or damages to or destruction of property arising out of or in any way connected with the performance or non-performance of this Agreement by the other party, except such injury or damage as shall have been occasioned by the negligence of that other party. The damages incurred by the other party, their department, agencies, officers, employees, elected officers or agents shall include in the event of any action, court costs, expenses for litigation and reasonable attorneys' fees.

#### **6. DURATION**

6.1 Term. The term of this Agreement shall begin on the date executed and approved by both parties and shall remain in effect for the same term as the Operating Agreement, unless terminated sooner pursuant to the terms of this Agreement.

#### **7. GENERAL PROVISIONS**

7.1 Conflict of Interest. This Agreement is subject to cancellation pursuant to the provisions of A.R.S. § 38-511.

7.2 Immigration Law Compliance Warranty. As required by A.R.S. § 41-4401, each party hereby warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). Each party further warrants that after hiring an

employee, it verifies the employment eligibility of the employee through the E-Verify program. If either party uses any subcontractors in performance of the Agreement, subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A), and subcontractors shall further warrant that after hiring an employee, such subcontractor verifies the employment eligibility of the employee through the E-Verify program. A breach of this warranty shall be deemed a material breach of the Agreement subject to penalties up to and including termination. A party shall not be deemed in material breach if it and/or its subcontractors establish compliance with the employment verification provisions of Sections 274A and 274B of the federal Immigration and Nationality Act and the E-Verify requirements contained in A.R.S. § 23-214(A). Each party retains the legal right to inspect the papers of the other party and/or its subcontractor engaged in performance of this Agreement to ensure that the other party and/or its subcontractor is complying with the warranty. Any inspection will be conducted after reasonable notice and at reasonable times. If state law is amended, the parties may modify this paragraph consistent with state law.

7.3 Notices. All notices, demands and communications given or to be given, by either party to the other, shall be given in writing, by certified mail, and shall be addressed to the parties at the addresses hereinafter set forth, or at such other address as the parties may by written notice hereafter designate. All notices shall be deemed received upon actual receipt or three (3) business days after deposit in the United States mail, whichever date is earlier. Notices shall be addressed as follows:

Phoenix:                      Director  
                                    Community and Economic Development Department  
                                    200 West Washington Street, 20<sup>th</sup> Floor  
                                    Phoenix, Arizona 85003-1611

and

City Clerk  
City of Phoenix  
200 West Washington Street, 15<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

Surprise:                    City Manager  
                                    City of Surprise  
                                    16000 N Civic Center Plaza  
                                    Surprise, Arizona 85374

and

Surprise City Attorney's Office  
16000 N Civic Center Plaza  
Surprise, Arizona 85374  
Attention: City Attorney



7.4 Construction. Paragraph headings and captions appearing with this Agreement are for convenient reference only and in no respect define, limit or describe the scope or intent of this Agreement or the provisions of such sections.

7.5 Binding Effect. All terms, provisions and conditions hereof shall be binding upon and inure to the benefit of all parties hereto and their respective heirs, personal representatives, successors and assigns.

7.6 Severability. In the event any term or provision of this Agreement is held to be invalid or unenforceable, the validity of the other provisions shall not be affected, and the Agreement shall be construed and enforced as if it did not contain the particular term or provision that is deemed to be invalid or unenforceable.

7.7 Governing Law. This Agreement will be governed by the laws of the State of Arizona, both as to interpretation and performance.

7.8 Modification. This Agreement may be modified only by mutual written agreement of the parties.

[signature page follows]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

FOR SURPRISE:

FOR PHOENIX:

JEFFREY BARTON, CITY MANAGER

\_\_\_\_\_  
By: Skip Hall  
Its: Mayor

\_\_\_\_\_  
By: Christine Mackay  
Its: Community and Economic  
Development Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Clerk

#### ATTORNEY DETERMINATION

In accordance with the requirements of A.R.S. § 11-952(D), each of the undersigned attorneys acknowledge that (1) they have reviewed the above Agreement on behalf of their respective client(s) and (2) as to their respective client(s) only, each attorney has determined that this Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

\_\_\_\_\_  
City Attorney, City of Surprise

\_\_\_\_\_  
City Attorney, City of Phoenix

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit A

**[INSERT SURPRISE RESOLUTION]**



Exhibit B

RESOLUTION 21870

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT ALL FUTURE APPLICATIONS TO THE FOREIGN-TRADE ZONE BOARD OF THE U.S. DEPARTMENT OF COMMERCE TO STREAMLINE THE FOREIGN-TRADE ZONE APPLICATION PROCESS AND PROVIDE A MORE EFFICIENT DELIVERY OF SERVICE FOR APPLICANTS NOT REQUESTING PROPERTY TAX RECLASSIFICATION FOR FOREIGN-TRADE ZONE PROPERTY LOCATED WITHIN THE CITY OF PHOENIX; FURTHER AUTHORIZING TO ENTER INTO FOREIGN-TRADE ZONE OPERATIONS AGREEMENTS AND ANY OTHER NECESSARY DOCUMENTATION WITH FUTURE APPLICANTS; AND FURTHER AUTHORIZING THE CITY TREASURER TO ACCEPT FUNDS.

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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the City Manager or his designee is hereby authorized on behalf of the City of Phoenix, as Grantee of Foreign Trade Zone (FTZ) No. 75, to submit all future applications to the Foreign-Trade Zone Board of the U.S. Department of Commerce to streamline the FTZ application process and provide a more efficient delivery of service for applicants not requesting property tax reclassification for FTZ property located within the City of Phoenix. If property tax reclassification for activated FTZ pursuant to Arizona law (A.R.S. 42-12006) is requested for any site within the City

of Phoenix boundaries, a request will be placed on a City Council meeting agenda for consideration and authorization. Each new contract term will be 20 years unless the FTZ designation terminates sooner.

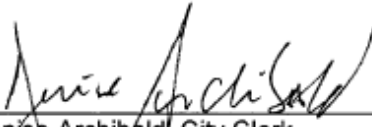
SECTION 2. That the City Manager or his designee is hereby authorized to enter into a FTZ Operations Agreement (Agreement), and any other necessary agreements or documents with future applicants.

SECTION 3. The City Treasurer is authorized to accept funds for the purposes of this Ordinance.

PASSED by the Council of the City of Phoenix this 21st day of October, 2020.

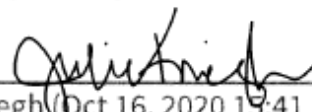
  
MAYOR

ATTEST:

  
Denise Archibald, City Clerk

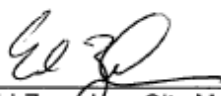


APPROVED AS TO FORM:  
Cris Meyer, City Attorney

  
BY: Julie Kriegh (Oct 16, 2020 19:41 PDT)  
Julie Kriegh, Chief Assistant City Attorney

  
DRL

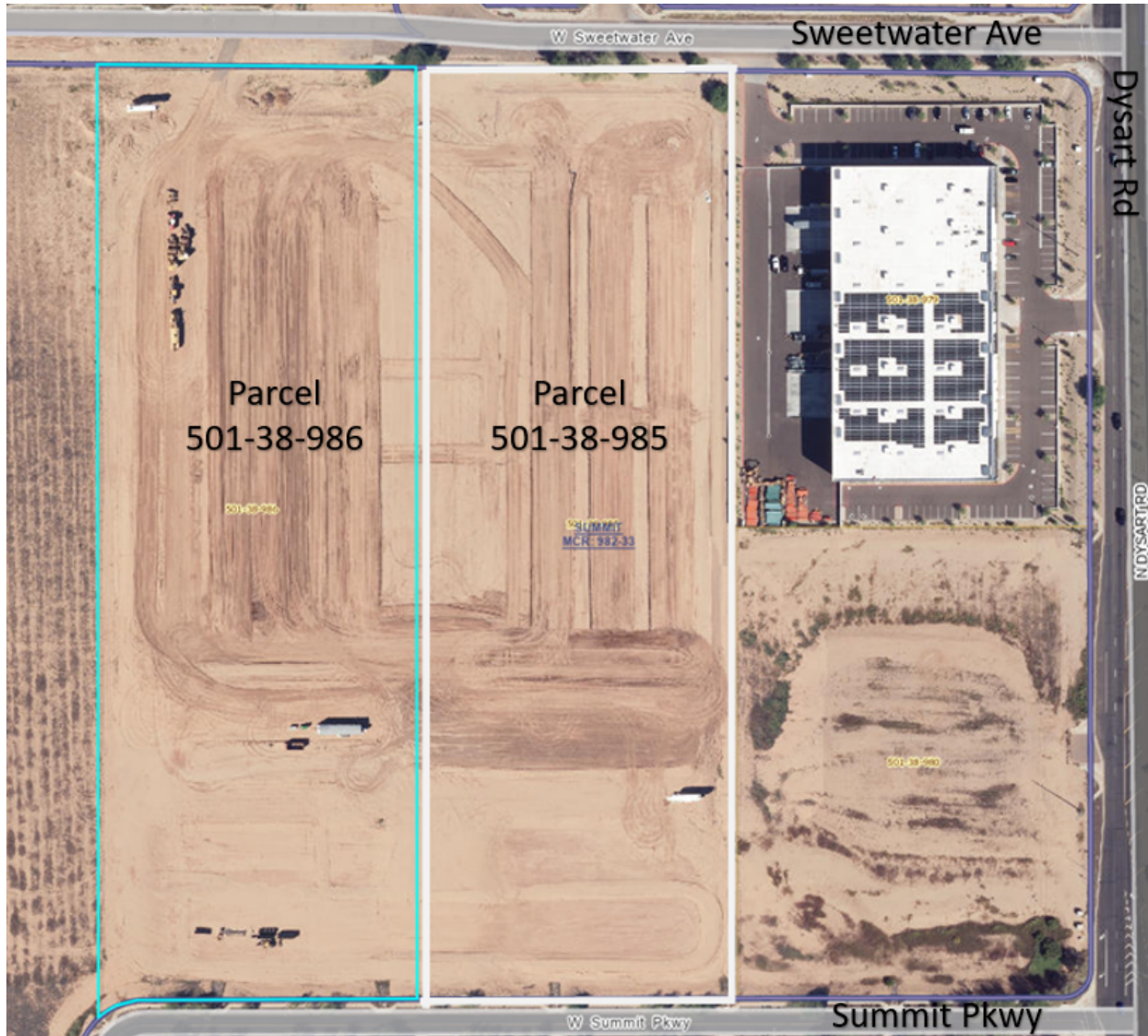
REVIEWED BY:

  
Ed Zuercher, City Manager

DRL:rb:LF20-2376:10/21/20:2214952\_1

Exhibit C

**Subject Site**  
**Parcels 501-38-986 & 501-38-985**









# Foreign Trade Zone City of Phoenix IGA

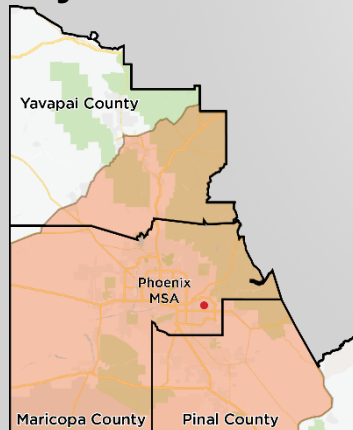
April 18, 2023

# Background

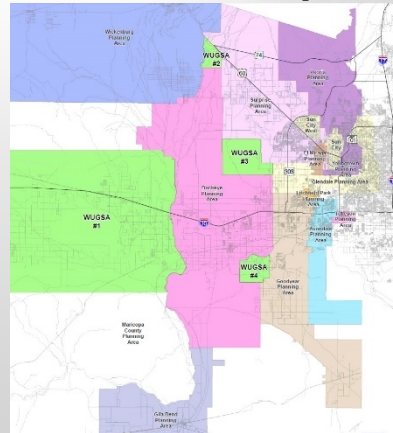
## Foreign Trade Zone

- Designated secure area considered outside the U.S. Customs Territory
- Used by qualified manufacturers, distributors, and specialized logistics (IRIS USA)
- Helps business operation through duty/fee savings and delivery efficiency
- Potential real and personal property tax reclassification

### City of Phoenix FTZ - No. 75



### Greater Maricopa FTZ (West Valley) - No. 277





# Agreement

## City of Phoenix & City of Surprise - IGA

- Phoenix FTZ in Surprise
- GMFTZ (West Valley) aware of request, good relationship with Phoenix FTZ
- Company has locations in Phoenix and Chandler, continuity of FTZ operation
- Company building in the Surprise Railplex
- Company not seeking real and personal property tax reclassification

**GMFTZ**



**FOREIGN-TRADE ZONE NO. 75**



**Thank You**

## RESOLUTION # 2023-32

### **A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX AUTHORIZING SUPPORT FOR A FOREIGN TRADE ZONE APPLICATION FOR THE RINCHEM DISTRIBUTION FACILITY LOCATED AT 13255 W SWEETWATER AVE.**

**WHEREAS**, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into intergovernmental agreement with other governmental entities for the purposes set forth within;

**WHEREAS**, the parties desire to enter into an intergovernmental agreement in order to facilitate the Foreign Trade Zone application for Rinchem Company, Inc. ("Rinchem");

**WHEREAS**, Rinchem is a chemical management solutions provider for high purity, pre-packaged chemicals and gases distributor, and owns and operates a distribution facility at 13255 W Sweetwater Ave. Surprise, Arizona ("Site");

**WHEREAS**, without receiving Foreign Trade Zone ("FTZ") designation for its distribution facility, Rinchem is in a competitive disadvantage, impacting the operation of the Surprise facility;

**WHEREAS**, City of Surprise desires to support Rinchem in applying for the FTZ Operator status at the Site under FTZ No. 75, provided that Rinchem agrees to not pursue classification of any real or personal property at the Site as Class 6 to receive beneficial state tax treatment available to an activated FTZ Operator;

**WHEREAS**, Rinchem is agreeable to such limitation on state tax treatment;

**WHEREAS**, the City of Phoenix has received a grant from the federal Foreign Trade Zones Board to establish Foreign Trade Zone No. 75 and the City of Surprise does not have any such grant authority;

**WHEREAS**, the City of Phoenix is willing to submit an application to the Foreign Trade Zones Board on behalf of Rinchem for the property at the site to be established, operated, and maintained as a foreign trade zone usage driven site; has received a grant from the federal Foreign Trade Zones Board to establish Foreign Trade Zone No. 75 and the City of Surprise does not have any such grant authority; and

**WHEREAS**, state law authorizes the City of Surprise and City of Phoenix to enter into an Intergovernmental Agreement memorializing their agreement to work together to establish a FTZ designation for the Rinchem facility.

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

**Section 1.** The Intergovernmental Agreement between the City of Surprise and the City of Phoenix, attached as Exhibit A, is approved.

**Section 2.** The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney



EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF SURPRISE AND CITY OF PHOENIX



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023

Contact Person: Kendra Pettis, DIR -  
SPORTS/TOURISM

Submitting Department: Sports and Tourism

District: Citywide

Staff Recommendations: None

---

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

---

### **Agenda Wording:**

Consideration and action pertaining to the First Amendment to Option and Lease Agreement with T-Mobile West Tower, LLC for a cell tower located at Surprise Stadium; Resolution #2023-44.

---

### **Motion:**

I move to approve Resolution #2023-44.

---

### **Background:**

In 2003, the City entered into an Option and Lease Agreement with T-Mobile West Tower, LLC ("T-Mobile") to allow a cell tower on city property for a monthly rental payment. This amendment extends the lease agreement term and allows T-Mobile to extend the footprint of their lease area for an additional rental payment.

---

### **Objective Analysis:**

The objective of the agreement is to increase the rental revenues for the City of Surprise without impacting current operations.

---

### **Policy Compliant:**

The agreement is compliant with City Policy.

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### **Financial Impact:**

With the extension of the lease, the City will continue to receive approximately \$20,000 of annual revenue through the lease payments as well as the opportunity to generate more revenue through an annual escalation increase and the opportunity for an expansion of the lease footprint for additional lease payments. In addition, the City will receive a one-time signing bonus of \$10,000.

---

### **Budget Impact:**

There is not a budget impact as the revenue is already budgeted and there are no expenditures needed to perform the agreement.

### **FTE Impact:**

There is not a FTE impact associated with this item.

---

**ATTACHMENTS:**

1. First Amend - Surprise Stadium\_T-Mobile\_828312 (2-27-23) (00096168xDD489)
  2. Voicestream PCS III Corp (002)\_Tmobile cell tower agreement
  3. 23.04.06 Res No 2023-44
-

## **FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT**

This First Amendment to Option and Lease Agreement ("First Amendment") is entered into by and between the City of Surprise, an Arizona municipal corporation ("City"), and T-Mobile West Tower LLC, a Delaware limited liability company, by and through its attorney in fact, CCTMO LLC, a Delaware limited liability company (collectively referred to as "Lessee"). City and Lessee may be referred to herein each as a "Party" and, collectively, the "Parties."

### **RECITALS**

WHEREAS, City and VoiceStream PCS III Corporation, a Delaware corporation ("Original Lessee") entered into an Option and Lease Agreement dated November 5, 2003 (the "Agreement"), whereby Original Lessee leased certain real property, together with access and utility easements, located in Maricopa County, Arizona from City (the "Property"), all located within certain real property owned by City ("Parent Parcel");

WHEREAS, T-Mobile West Tower LLC is currently the lessee under the Agreement as successor in interest to the Original Lessee;

WHEREAS, the Property may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto;

WHEREAS, the Agreement had an initial term that commenced on April 26, 2004, and expired on April 25, 2014. The Agreement provides for two (2) extensions of five (5) years each, both of which were exercised by Lessee. According to the Agreement, the final extension expires on April 25, 2024;

WHEREAS, City and Lessee desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, City and Lessee agree as follows:

### **FIRST AMENDMENT**

1. Recitals; Defined Terms.

- 1.1. The foregoing Recitals are incorporated by reference, as if fully set forth in this First Amendment.
- 1.2. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Term. Section 3(b) of the Agreement is hereby deleted in its entirety and the following provision shall be inserted in its place:

This Agreement shall be automatically extended for eight (8) successive five (5) year periods (each an "Extended Lease Term") under the same terms and conditions set forth herein, unless Lessee notifies City of its intention not to



exercise its option to renew at least ninety (90) days prior to the expiration of the then-existing term.

City and Lessee hereby acknowledge that Lessee has already exercised the first two (2) Extended Lease Terms, leaving a balance of six (6) Extended Lease Terms, with the final Extended Lease Term expiring on April 25, 2054.

3. Annual Escalation. Commencing on April 26, 2024, and on each April 26th thereafter (each an "Adjustment Date"), the monthly rent shall increase by an amount equal to three and one-half percent (3.5%) of the monthly rent in effect for the month immediately preceding the Adjustment Date until the Adjustment Date in 2034, at which time the monthly rent will increase by four percent (4%) annually.

The Parties hereby acknowledge that Lessee's monthly rent at the end of the second Extended Lease Term (ending on April 25, 2024) will be One Thousand, Seven Hundred Fifty-Three and 51/100 Dollars (\$1,753.51) per month, pursuant to Section 3(c) of the Agreement.

By way of example only: Lessee shall pay to City One Thousand, Eight Hundred Fourteen and 88/100 Dollars (\$1,814.88) per month for the April 26, 2024 through April 25, 2025 year, which amount is equal to a three and one-half percent (3.5%) escalation to the rent paid during the month preceding the third Extended Lease Term in accordance with the first paragraph of this Section.

4. Appraisal Option. Upon six (6) months' written notice prior to the commencement of the fifth (commencing on April 26, 2034), and seventh (commencing on April 26, 2044) Extended Lease Terms, City shall have the option, at City's sole cost and expense, to obtain an independent valuation of the Property to determine an appropriate monthly rent (the "Appraisal Option"). In the event City exercises the Appraisal Option, an appraisal of the Property shall be made by a professional, independent real estate appraiser specializing in valuation of commercial properties and telecommunication facilities in Maricopa County selected by City. City may, in its discretion, elect to make use of the appraised value as the new rent, effective as of the commencement of the applicable Extended Lease Term following the appraisal. (By way of example only: If the Appraisal Option is exercised prior to the commencement of the third Extended Lease Term, the new appraisal-based rent will begin upon the commencement of the third Extended Lease Term.) The rent shall be increased annually thereafter in accordance with Section 3 of this First Amendment. In the event City does not elect to make use of the appraised value as the new rent, the rent shall continue to be escalated annually in accordance with Section 3 of this First Amendment, as if the appraisal did not occur, and City shall not be obligated to disclose the amount of the appraised value to Lessee.
5. Conditional Signing Bonus. Lessee will pay to City a one-time amount of Ten Thousand and 00/100 Dollars (\$10,000.00) for the full execution of this First Amendment ("Conditional Signing Bonus"). Lessee will pay to City the Conditional Signing Bonus within thirty (30) days of the full execution of this First Amendment.
6. DISH Wireless. Pursuant to Sections 3(e) and 4(j) of the Agreement, City hereby consents to the collocation of DISH Wireless L.L.C. ("Dish Sublessee") at the Property, as more fully described in the drawings attached hereto as Exhibit A-1, which is hereby incorporated by reference, and subject to all applicable permits, processes, and other approvals required

by the City. Notwithstanding the foregoing, the consent for the collocation of the Dish Sublessee at the Property shall not be in lieu of any federal, state, and/or local law, rule, or regulation or any other requirement of the City in its governmental capacity, including, without limitation, all applicable permits, processes, and/or approvals required by the City for the lawful collocation by the Dish Sublessee. Failure to obtain all required permits or other approvals or to comply with all applicable processes may revoke the consent of collocation stated in this paragraph, in the City's sole discretion. The Dish Sublessee shall be subject to all terms and conditions of the Agreement and any exhibits and amendments thereto, including, without limitation, this First Amendment and its exhibits.

7. Sublessees. For every City-approved sublessee that leases space from Lessee under the Agreement on or after the full execution of this First Amendment ("Sublessee(s)"), including the DISH Sublessee, Lessee shall pay to City thirty-five percent (35%) of the rental, license or similar payments paid by the Sublessee to Lessee to sublet all or a portion of the Property (excluding any reimbursement of taxes, construction costs, or installation costs), at the same time the Lessee's Rent is due (in either case, the "Sublessee Rent"). In no event shall the rental, license or similar payments paid by the Sublessee to Lessee be less than One Thousand and 00/100 Dollars (\$1,000.00) per month. Non-payment of such rental, license or other similar payment by a Sublessee shall not be an event of default under the Agreement; provided that Lessee shall diligently pursue any and all rental, license or similar payments not actually received by Lessee from a Sublessee when due. In the event a Sublessee fails to make any rental, license or similar payment to Lessee for a period exceeding sixty (60) consecutive days, Lessee shall have the option to either (i) pay such amount due to City, or (ii) diligently require and ensure removal of the non-paying Sublessee from the Property. There shall be no express or implied obligation for Lessee to sublease, license or otherwise allow occupancy of the Property. In the event a Sublessee's sublease or license expires or terminates, Lessee shall no longer be obligated to pay the Sublessee Rent for the applicable Sublessee.
8. Business Summary Report. Once per calendar year, City may submit a written request to Lessee for a business summary report pertaining to Lessee's rent obligations for Sublessees for the prior twelve (12) month period, and Lessee shall provide such written report to City within sixty (60) days after Lessee's receipt of such written request. City shall send such written request to the notice address set forth in this First Amendment.
9. First Additional Lease Area. The existing Property is hereby expanded in size to include additional space, which consists of an eighty-two (82) square foot parcel of real property adjacent to the existing Property at a location more particularly depicted on Exhibit A-2 attached hereto (the "First Additional Lease Area"). All references to the Property in the Agreement shall be deemed to include the existing Property and the First Additional Lease Area. Notwithstanding anything to the contrary in this First Amendment, Lessee is not relinquishing any rights to any lease area, access easements, and/or utility easements that it possesses prior to the date of this First Amendment. In the event the location of any of Lessee's or its sublessees' existing improvements, utilities, and/or access routes are not depicted or described on Exhibit A-2, Lessee's leasehold rights and access and utility easement rights over such areas shall remain in full force and effect to the extent covered by the original area defined in the Agreement and the Property shall be deemed to include such areas.
10. Right to Return the First Additional Lease Area. Lessee shall have the option, upon thirty (30) days' prior written notice to City, in its sole and absolute discretion, to return the First

Additional Lease Area to City and to terminate the agreement of the same by removing all improvements from the First Additional Lease Area and returning same to its condition as of the date of full execution of this First Amendment, ordinary wear and tear excepted (the "Return of the First Additional Lease Area").

11. Notices.

11.1. Lessee's notice address as stated in Section 4(p) of the Agreement is hereby amended to read as follows:

If to Lessee: T-Mobile West Tower LLC  
12920 S.E. 38th Street  
Bellevue, WA 98006  
Attn: Leasing Administration

With a copy to: T-Mobile West Tower LLC  
c/o CCTMO LLC  
2000 Corporate Drive  
Attn: Legal – Real Estate Department  
Canonsburg, PA 15317

11.2. All references to City's "Director of Community and Recreation Services" and/or the "Director of Community and Recreation Services Department" in the Agreement shall be amended and replaced with City's "Director of Sports and Tourism Department."

12. Title to Lessee Improvements: Surrender of Property. The last two sentences of Section 4(s) of the Agreement, and only those sentences, shall be amended to read as follows:

Upon the expiration or termination of this Agreement, Lessee shall remove its buildings(s), tower(s), and all improvements (including without limitation, all subsurface/subterranean materials) to all depths (conduits and footings excluded), unless otherwise requested by City as set forth below, and Lessee shall restore the Property and any other affected property to its original condition, reasonable wear and tear excepted, within ninety (90) days. City shall have the right to require Lessee to remove its buildings(s), tower(s), and all improvements, including without limitation, all subsurface/subterranean materials, upon notice to Lessee prior to the expiration or termination of this Agreement. City may elect to retain the buildings or the Pole upon notice to Lessee prior to the expiration or termination of this Agreement. In the event City elects to retain the Pole, Lessee shall, upon Lessee's removal of its equipment from the Pole, transfer ownership of the existing Pole to the City by a Bill of Sale and City will tender to Tenant the amount of One and 00/100 Dollar (\$1.00) for the Pole.

13. Termination. In addition to the methods of termination described in Section 4(r)(4) of the Agreement, City may also terminate the Agreement as follows:

5) City in its sole discretion; provided City and Lessee acknowledge and agree that this Agreement in no way prevents public safety agents from acting within their capacity in the event of public health or safety issues; or, (6) This Agreement may be terminated on two (2) years' prior written notice by City in the event the City determines in good faith that the Property is needed for public purposes.

14. Notice of Offers. If City receives an offer that it intends to accept to purchase fee title, an easement, a lease, a license, or any other interest in the Property, or City's interest in the Agreement, or an option for any of the foregoing, City shall provide written notice to Lessee no later than thirty (30) days prior to City accepting said offer.

15. Eminent Domain. If City receives notice of a proposed taking by eminent domain of any portion of the Property, City will notify Lessee of the proposed taking within ten (10) calendar days of receiving said notice and Lessee will have the option to: (i) terminate this Agreement, pending completion of all of its obligations hereunder and subject to any liabilities that Lessee may have under the Agreement that arise prior to the date of termination; or (ii) remain in possession of that portion of the Property that will not be taken.

16. City's Cooperation. If requested by Lessee and required by the governmental authority, City will, in its proprietary capacity as the fee simple owner of the Property, reasonably review and if deemed acceptable by the City, in its proprietary capacity, execute, at Lessee's sole cost and expense, all documents required by applicable governmental authority in connection with any development of, or construction on, the Property, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Lessee to utilize the Property for the purpose of constructing, maintaining and operating communications facilities, including without limitation, tower structures, antenna support structures, cabinets, meter boards, buildings, antennas, cables, equipment and uses incidental thereto. If Lessee requests City's execution of documentation related to a project that requires City's approval under the Agreement in City's proprietary capacity as the landowner, City will not be obligated to execute such documentation until City has approved the project in its proprietary capacity as the landowner. City shall be entitled to no further consideration with respect to any of the foregoing matters.

17. IRS Form W-9. City agrees to provide Lessee with a completed IRS Form W 9, or its equivalent, upon reasonable request by Lessee. In event the Property is transferred by City to a new owner, City will reasonably request that the succeeding lessor provide Lessee with a completed IRS Form W-9, or its equivalent, and other related paperwork to effect a transfer in the rent to the new lessor.

18. City Property. Section 1 of the Agreement shall be amended to read as follows:

The City property (the "Property") that is subject to the terms and provisions of this Agreement is identified and described in Exhibit A, herein incorporated by this reference as if fully set forth herein.

19. Force Majeure. Except for payment for sums due (unless City fails to perform under the Agreement due to a force majeure event), neither Party will be liable to the other nor deemed in default under the Agreement if and to the extent that such Party's performance



of the Agreement is prevented by reason of force majeure. The term “force majeure” means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God: acts of the public enemy; war; acts of terror, hate crimes affecting public order; riots; strikes; mobilization; labor disputes; civil disorders; plague; pandemics (including without limitation, the COVID-19 pandemic); epidemics; quarantine orders or directives by a governmental entity; outbreaks of infectious disease or any other public health crisis, including without limitation, quarantine or other similar employee restrictions if employees are prevented from working in-person and remotely; fire; floods; lockouts; injunctions-interventions-acts; or failures or refusals to act by government authority (excluding City in its proprietary capacity); events or obstacles resulting from a governmental authority’s response to the foregoing (excluding City in its proprietary capacity); and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence. The force majeure notifies the other party of the existence of the force majeure and will be deemed to continue as long as the results or effects of the force majeure prevent the party from resuming performance in accordance with this Agreement.

20. Environmental Insurance. In addition and subject to the insurance requirements set forth in Section 4(f) of the Agreement, Lessee shall also maintain Environmental Liability insurance in the amount of One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the combined aggregate.

21. Ratification.

21.1. City and Lessee agree that Lessee is the current lessee under the Agreement, the Agreement is in full force and effect, as amended herein.

21.2. The parties hereto represent and warrant that each party is duly authorized and has the full power, right and authority to enter into this First Amendment and to perform all of their respective obligations under the Agreement as amended.

22. Remainder of Agreement Unaffected. The Parties hereto acknowledge that except as expressly modified hereby, the Agreement remains unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms of this First Amendment and the Agreement, the terms of this First Amendment shall control. The terms, covenants and provisions of this First Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of City and Lessee. This First Amendment may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

[Execution Page Follows]

**CITY**  
CITY OF SURPRISE,  
an Arizona municipal corporation

**LESSEE**  
T-MOBILE WEST TOWER LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

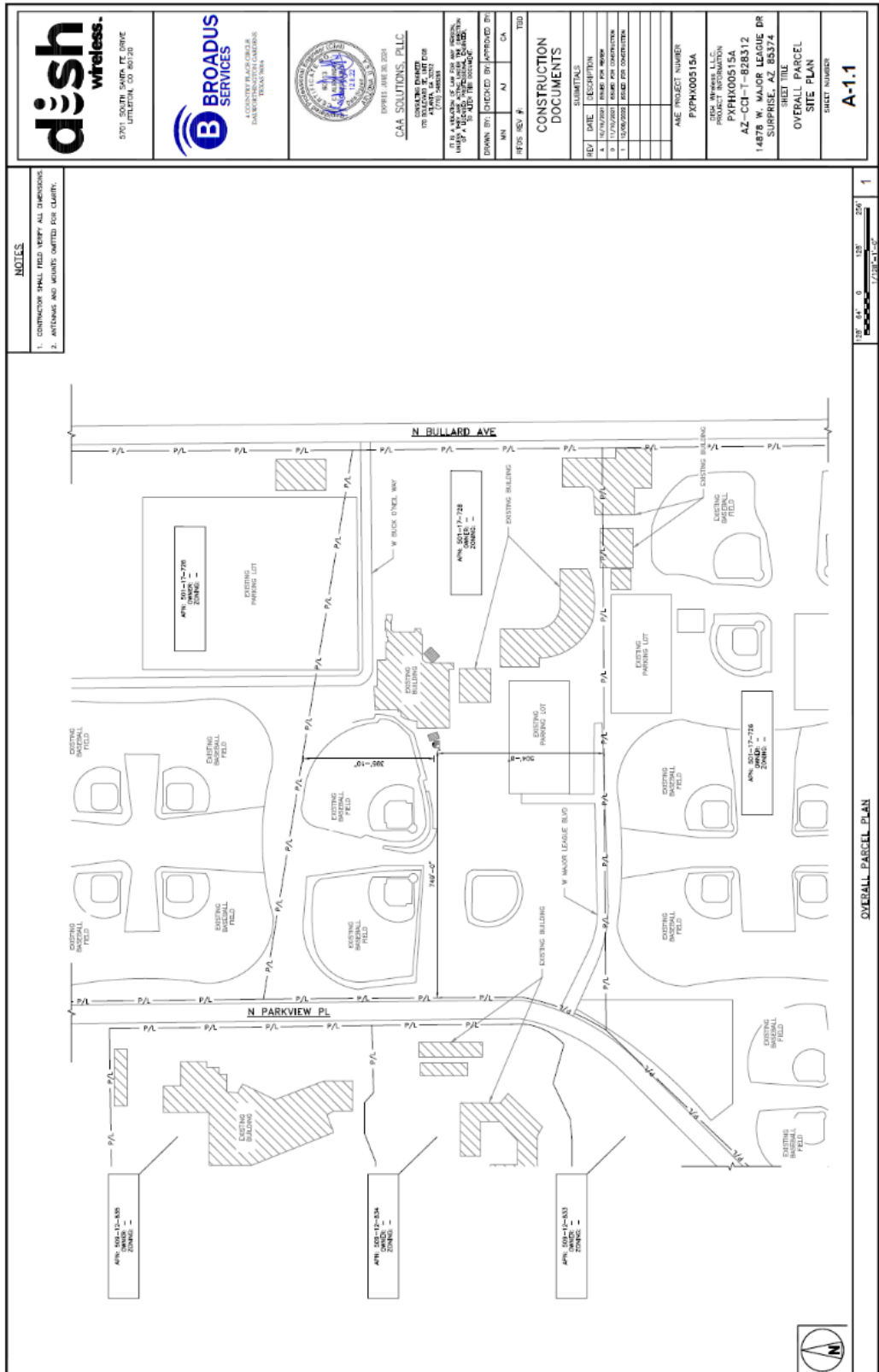
Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney's Office

## Page 238 of 419



**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



CAA SOLUTIONS, PLLC  
DESIGNED AND PREPARED FOR  
THE CITY OF SURPRISE  
14878 W. MAJOR LEAGUE BLVD  
SURPRISE, AZ 85374

IT IS A CONDITION OF THE CONTRACT FOR THE CITY OF SURPRISE, ARIZONA, THAT THE CITY OF SURPRISE, ARIZONA, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY OF SURPRISE, ARIZONA, BY THE CITY OF SURPRISE, ARIZONA, AND THE CITY OF SURPRISE, ARIZONA, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY OF SURPRISE, ARIZONA, BY THE CITY OF SURPRISE, ARIZONA.

DRAWN BY: CHECKED BY: APPROVED BY: TSD

DATE: 10/26/2021

DATE: 10/26/2021

DATE: 10/26/2021

DATE: 10/26/2021

DATE: 10/26/2021

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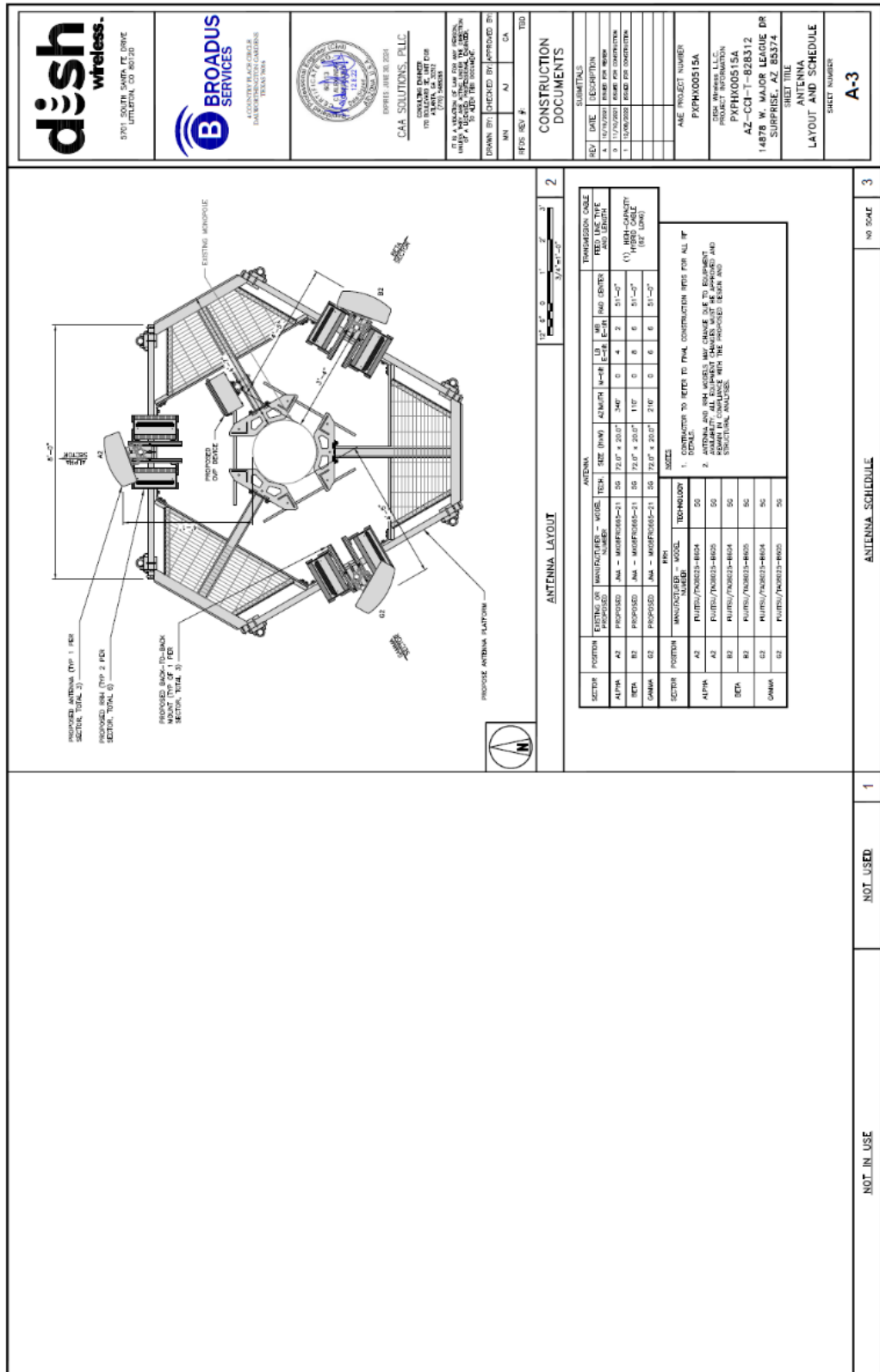
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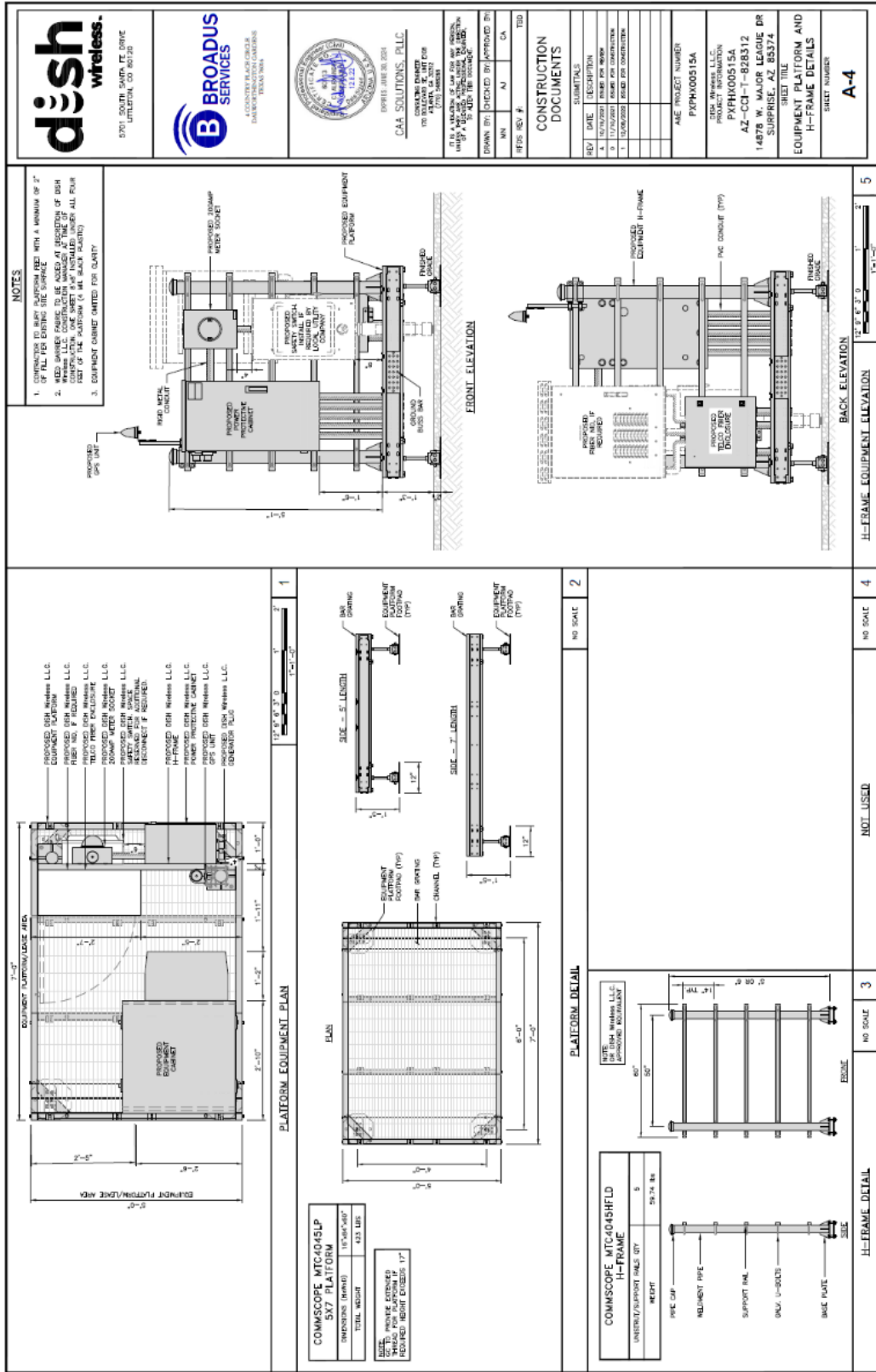










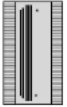
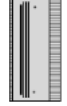
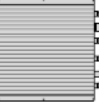
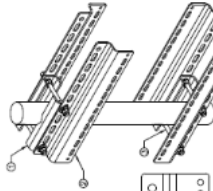
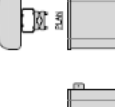
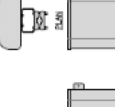
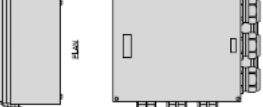
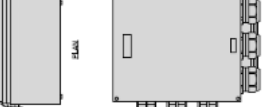
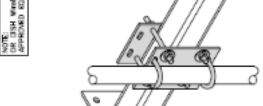
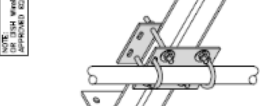
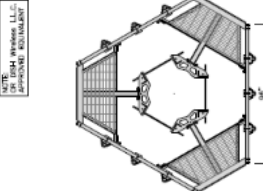
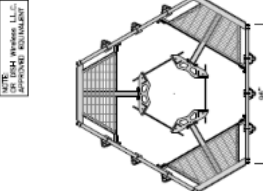
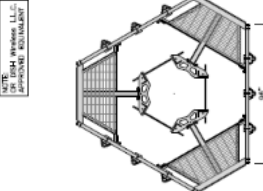
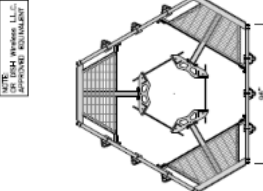
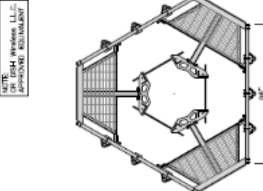
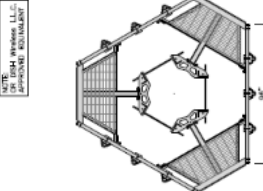
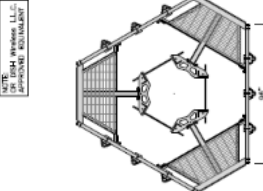
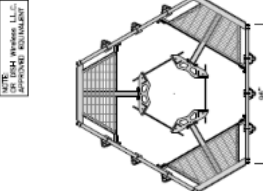
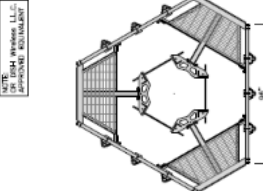
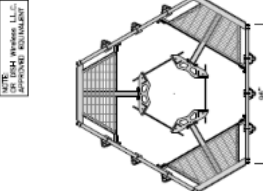
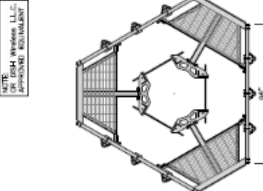
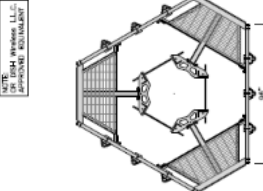
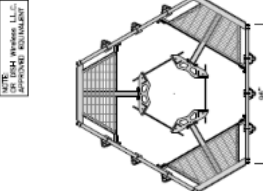
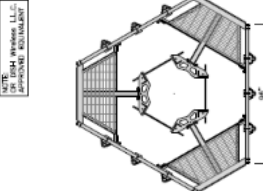
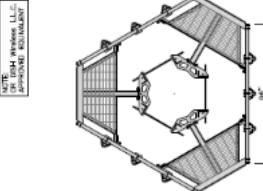
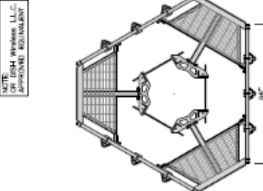
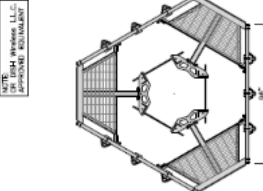
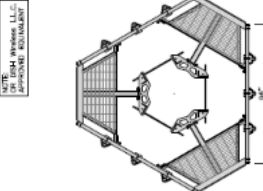
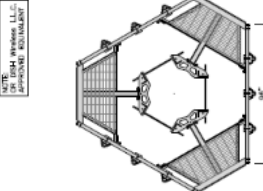
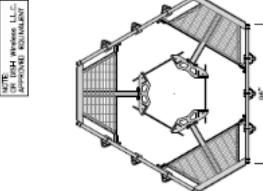
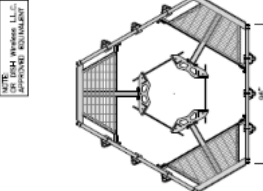
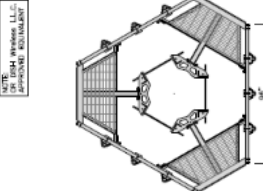
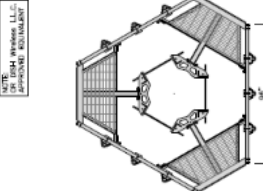
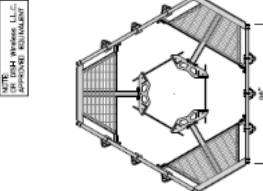
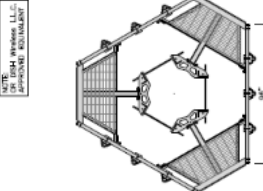
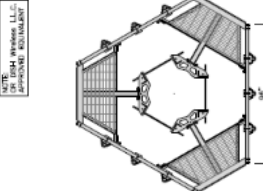
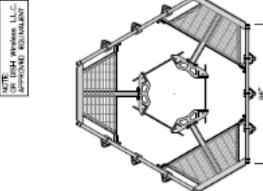
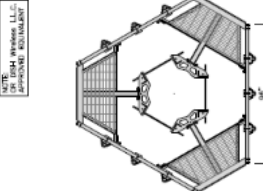
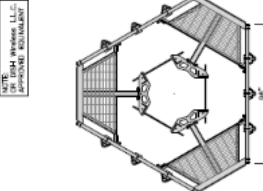
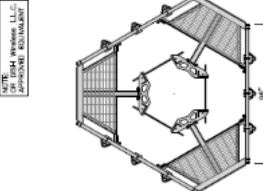
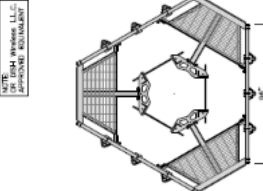
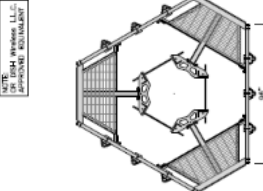
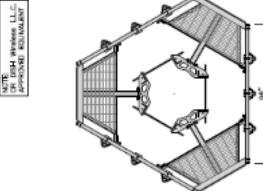
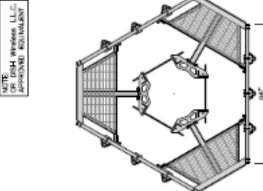
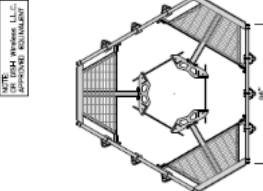
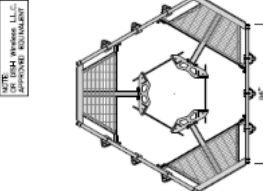
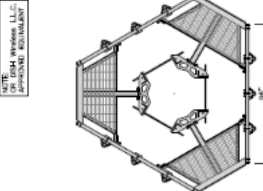
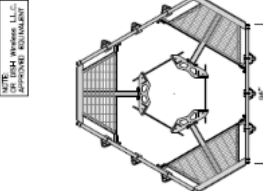
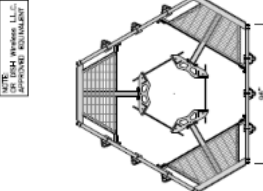
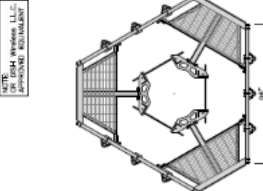
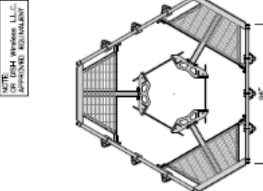
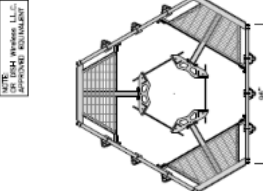
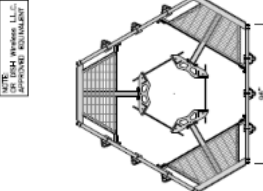
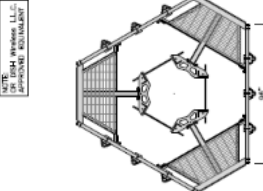
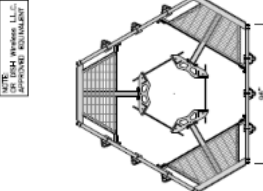
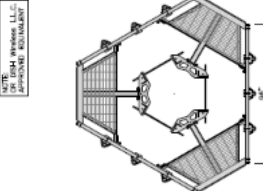
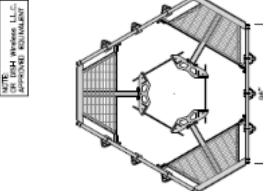
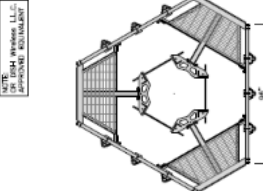
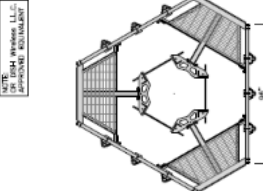
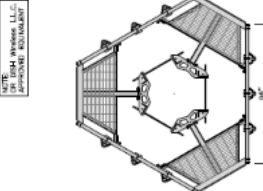
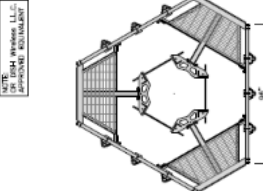
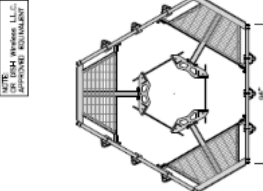
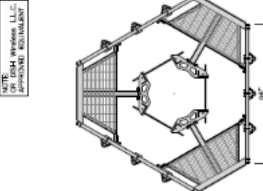
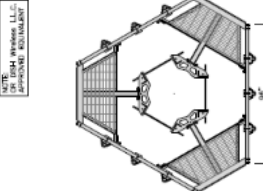
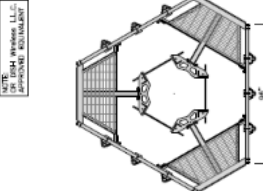
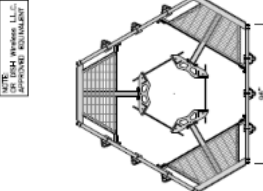
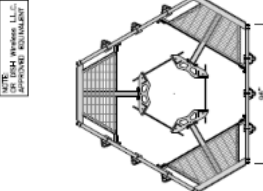
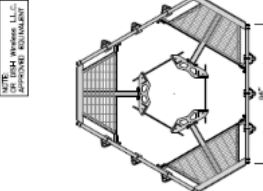
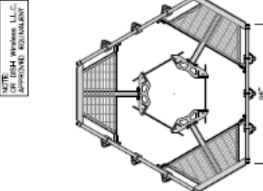
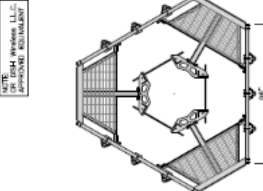
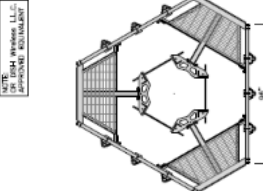
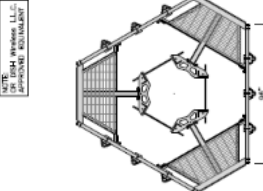
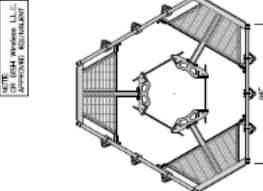
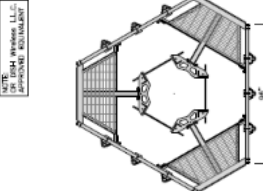
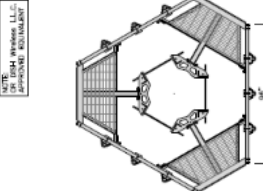
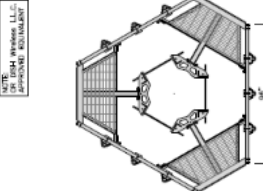
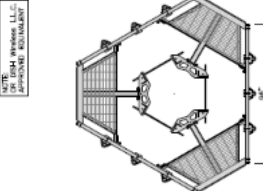
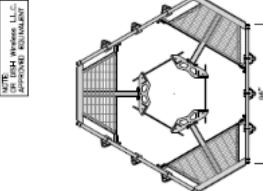
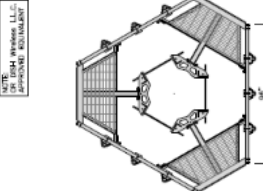
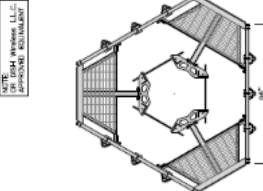
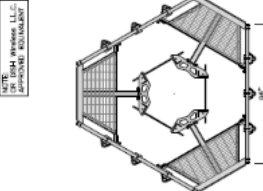
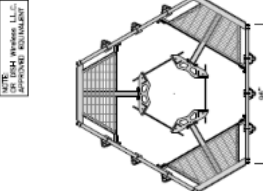
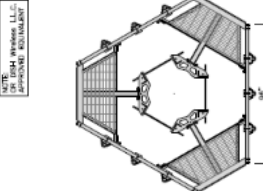
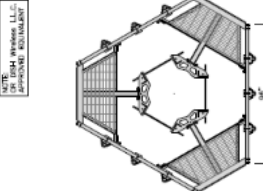
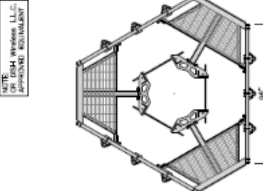
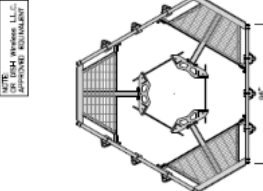
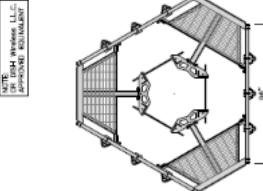
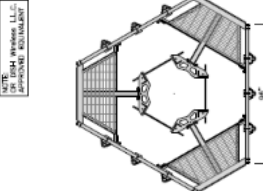
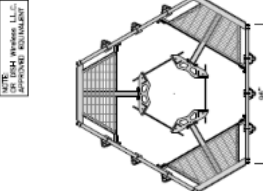
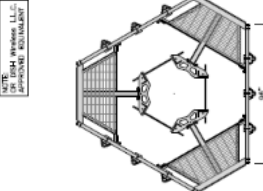
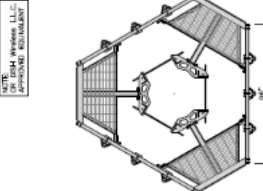
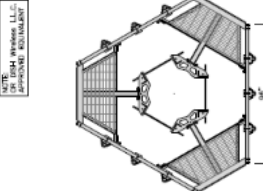
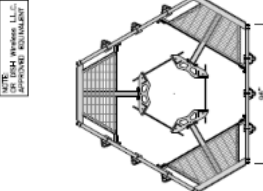
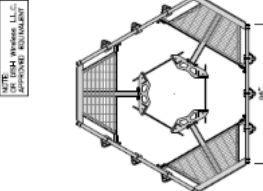
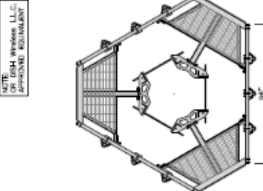
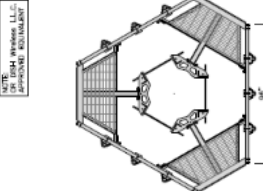
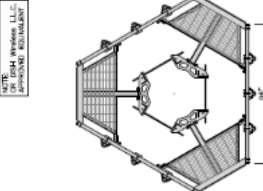
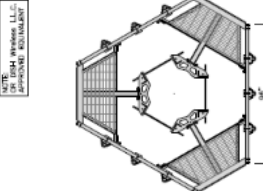
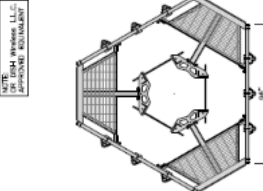
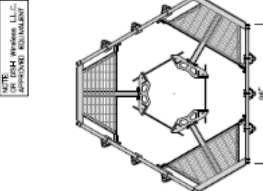
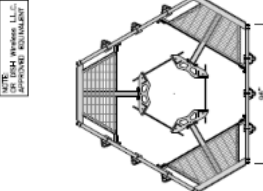
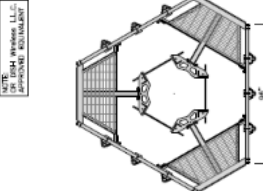
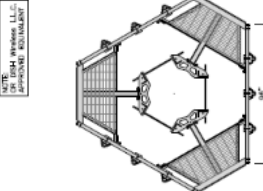
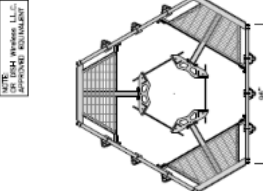
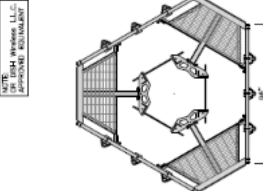
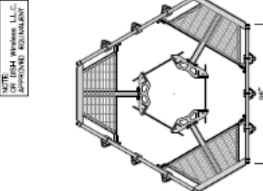
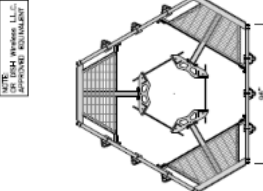
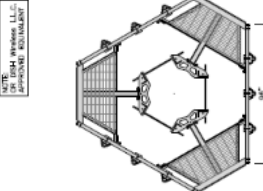
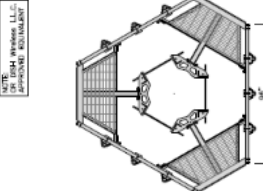
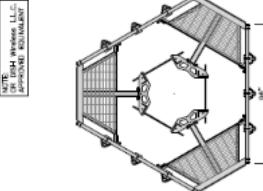
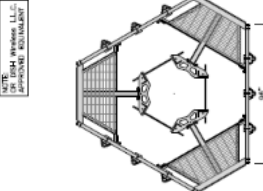
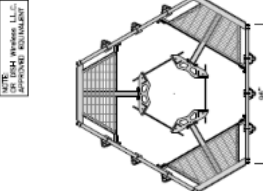
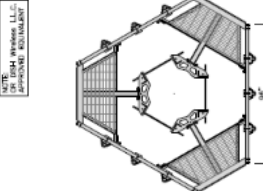
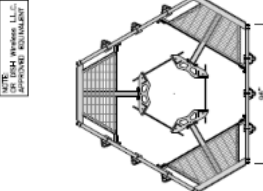
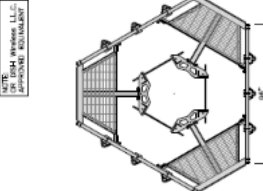
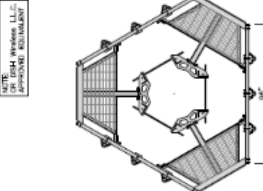
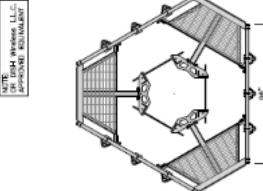




|                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                               |                                                                                  |                                                                                                                                                                                             |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|--------|-----------------|---------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <p><b>dish</b><br/>wireless.</p> <p>5701 SOUTH SHAWL PT. DRIVE<br/>LITTLETON, CO 80120</p>                                                                                                                                                                                                                                                                                                                                                     | <p><b>B BROADUS SERVICES</b></p> <p>4000 WEST 10TH AVENUE, SUITE 100<br/>DENVER, CO 80202</p> | <p>STATE OF COLORADO<br/>OFFICE OF THE ATTORNEY GENERAL<br/>DENVER, CO 80202</p> | <p><b>CAA SOLUTIONS, PLLC</b></p> <p>10000 E. 10TH AVE, SUITE 100<br/>DENVER, CO 80231</p> <p>DESIGNED BY: CAA SOLUTIONS, PLLC<br/>CHECKED BY: CAA SOLUTIONS, PLLC<br/>DATE: 10/26/2021</p> |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| <p><b>RTCEL</b><br/>GPSGL-TAG-SFH-40NCB</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>INCIDING (DUAL) WAVELENGTH</td> <td>1.57542 GHz</td> </tr> <tr> <td>WAVELENGTH</td> <td>19.03 cm</td> </tr> <tr> <td>CONNECTION</td> <td>N-TSMA</td> </tr> <tr> <td>FREQUENCY RANGE</td> <td>1580 ± 30 MHz</td> </tr> </table> <div style="display: flex; justify-content: space-around; align-items: center;"> </div> | INCIDING (DUAL) WAVELENGTH                                                                    | 1.57542 GHz                                                                      | WAVELENGTH                                                                                                                                                                                  | 19.03 cm | CONNECTION | N-TSMA | FREQUENCY RANGE | 1580 ± 30 MHz | <p>GPS UNIT</p> <p>ANTENNA OF THE GPS UNIT MUST BE BELOW 10'</p> | <p>MINIMUM BEND RADIUS</p> <p>(4 AND CONDUCTORS) 1.575</p> <p>(8 AND CONDUCTORS) 1.575</p> | <p><b>CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS</b></p> |
| INCIDING (DUAL) WAVELENGTH                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.57542 GHz                                                                                   |                                                                                  |                                                                                                                                                                                             |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| WAVELENGTH                                                                                                                                                                                                                                                                                                                                                                                                                                     | 19.03 cm                                                                                      |                                                                                  |                                                                                                                                                                                             |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| CONNECTION                                                                                                                                                                                                                                                                                                                                                                                                                                     | N-TSMA                                                                                        |                                                                                  |                                                                                                                                                                                             |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| FREQUENCY RANGE                                                                                                                                                                                                                                                                                                                                                                                                                                | 1580 ± 30 MHz                                                                                 |                                                                                  |                                                                                                                                                                                             |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2                                                                                             | 3                                                                                | 4                                                                                                                                                                                           |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| NO SCALE                                                                                                                                                                                                                                                                                                                                                                                                                                       | NO SCALE                                                                                      | NO SCALE                                                                         | NO SCALE                                                                                                                                                                                    |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| GPS DETAIL                                                                                                                                                                                                                                                                                                                                                                                                                                     | GPS MINIMUM SKY VIEW REQUIREMENTS                                                             | CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS                                | CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS                                                                                                                                           |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| NOT USED                                                                                                                                                                                                                                                                                                                                                                                                                                       | NOT USED                                                                                      | NOT USED                                                                         | NOT USED                                                                                                                                                                                    |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| NO SCALE                                                                                                                                                                                                                                                                                                                                                                                                                                       | NO SCALE                                                                                      | NO SCALE                                                                         | NO SCALE                                                                                                                                                                                    |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                              | 8                                                                                             | 9                                                                                | 10                                                                                                                                                                                          |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| NOT USED                                                                                                                                                                                                                                                                                                                                                                                                                                       | NOT USED                                                                                      | NOT USED                                                                         | NOT USED                                                                                                                                                                                    |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| NO SCALE                                                                                                                                                                                                                                                                                                                                                                                                                                       | NO SCALE                                                                                      | NO SCALE                                                                         | NO SCALE                                                                                                                                                                                    |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |
| GPS DETAIL                                                                                                                                                                                                                                                                                                                                                                                                                                     | GPS MINIMUM SKY VIEW REQUIREMENTS                                                             | CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS                                | CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS                                                                                                                                           |          |            |        |                 |               |                                                                  |                                                                                            |                                                                 |

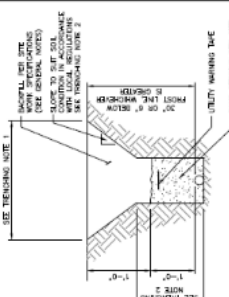
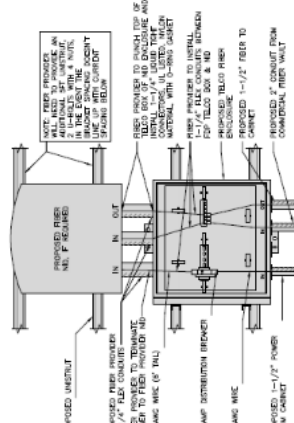
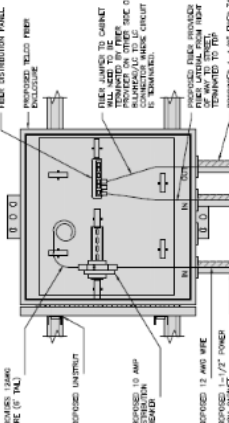
Site Name: Surprise Stadium  
Business Unit #: 828312

RFLS #6854  
Page 16 of 38  
Last Rev: 10/21

|  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">FUJITSU TRIPLE BAND<br/>7408025-8605</th> </tr> <tr> <td>THICKNESS (INCHES)</td> <td>14.5" x 13.75"</td> </tr> <tr> <td>WEIGHT</td> <td>74.82 lbs</td> </tr> <tr> <td>CONNECTOR TYPE</td> <td>DC - 36V - 30V</td> </tr> <tr> <td>POWER SUPPLY</td> <td>DC - 36V - 30V</td> </tr> </table>   | FUJITSU TRIPLE BAND<br>7408025-8605 |  | THICKNESS (INCHES) | 14.5" x 13.75" | WEIGHT | 74.82 lbs | CONNECTOR TYPE | DC - 36V - 30V | POWER SUPPLY | DC - 36V - 30V |  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">FUJITSU DUAL BAND<br/>7408025-8604</th> </tr> <tr> <td>THICKNESS (INCHES)</td> <td>14.5" x 13.75"</td> </tr> <tr> <td>WEIGHT</td> <td>63.2 lbs</td> </tr> <tr> <td>CONNECTOR TYPE</td> <td>DC - 36V - 30V</td> </tr> <tr> <td>POWER SUPPLY</td> <td>DC - 36V - 30V</td> </tr> </table>   | FUJITSU DUAL BAND<br>7408025-8604 |  | THICKNESS (INCHES) | 14.5" x 13.75" | WEIGHT | 63.2 lbs | CONNECTOR TYPE | DC - 36V - 30V | POWER SUPPLY | DC - 36V - 30V |  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">SABRE DOUBLE Z-BRACKET<br/>C10123155</th> </tr> <tr> <td>THICKNESS (INCHES)</td> <td>5" x 20.5" x 15.5"</td> </tr> <tr> <td>WEIGHT (FULL ASSEMBLY)</td> <td>35.75 lbs</td> </tr> <tr> <td>PACKAGE QUANTITY</td> <td>4</td> </tr> </table>  | SABRE DOUBLE Z-BRACKET<br>C10123155 |  | THICKNESS (INCHES) | 5" x 20.5" x 15.5" | WEIGHT (FULL ASSEMBLY) | 35.75 lbs | PACKAGE QUANTITY | 4 |  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">JMA<br/>MX0876065-21</th> </tr> <tr> <td>THICKNESS (INCHES)</td> <td>77.425" x 6.0"</td> </tr> <tr> <td>RF PORTS, CONNECTOR TYPE</td> <td>8 x 4.3-10 THOMAS</td> </tr> <tr> <td>WEIGHT</td> <td>84.5 lbs</td> </tr> <tr> <td>WEIGHT WITH BRACKETS</td> <td>85.3 lbs</td> </tr> </table>  | JMA<br>MX0876065-21 |  | THICKNESS (INCHES) | 77.425" x 6.0" | RF PORTS, CONNECTOR TYPE | 8 x 4.3-10 THOMAS | WEIGHT | 84.5 lbs | WEIGHT WITH BRACKETS | 85.3 lbs |  <table border="1" style="width: 100%; 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border-collapse: collapse;"> <tr> <th colspan="2">SURGE SUPPRESSION DETAIL (OVP)</th> </tr> <tr> <td>THICKNESS (INCHES)</td> <td>15.75"</td> </tr> <tr> <td>WEIGHT</td> <td>137.08 lbs</td> </tr> </table>  | SURGE SUPPRESSION DETAIL (OVP) |  | THICKNESS (INCHES) | 15.75" | WEIGHT | 137.08 lbs |  |
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|  <p>5701 SOUTH SHAWL AVE SUITE<br/>LITTLETON, CO 80120</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |  <p><b>BROADUS SERVICES</b><br/>A DIVISION OF BROADUS GROUP<br/>14000 E. WILLOW AVE<br/>DENVER, CO 80231</p> |              |  <p><b>C&amp;A SOLUTIONS, PLLC</b><br/>10000 E. WILLOW AVE<br/>DENVER, CO 80231<br/>TEL: 303.755.1234</p> |              | <p>THIS DRAWING IS THE PROPERTY OF C&amp;A SOLUTIONS, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF C&amp;A SOLUTIONS, PLLC.</p> <p>DATE: 10/26/2021<br/>DRAWN BY: [blank]<br/>CHECKED BY: [blank]<br/>IN: [blank]<br/>AJ: [blank]<br/>CA: [blank]<br/>TBD</p> |       | <p><b>CONSTRUCTION DOCUMENTS</b></p> <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/26/2021</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td>2</td> <td>10/26/2021</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>3</td> <td>10/26/2021</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </table> <p>AME PROJECT NUMBER: PYPH000515A<br/>PROJECT: PHOENIX L.L.C.<br/>PYPH000515A<br/>AZ-CC-7-828312<br/>14878 W. MAJOR LEAGUE DR<br/>SURPRISE, AZ 85374<br/>SHEET TITLE: ELECTRICAL DETAILS<br/>SHEET NUMBER: E-2</p> |     | REV   | DATE  | DESCRIPTION | 1   | 10/26/2021 | ISSUED FOR REVIEW | 2  | 10/26/2021 | ISSUED FOR CONSTRUCTION | 3     | 10/26/2021 | ISSUED FOR CONSTRUCTION |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
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| <p><b>EXPANSION JOINT FITTINGS</b></p> <table border="1"> <thead> <tr> <th>COUNTING END PART NUMBER</th> <th>SIZE</th> <th>HTG. (IN)</th> <th>TRAIL LENGTH</th> </tr> </thead> <tbody> <tr> <td>EXH40</td> <td>EXH40</td> <td>1 1/2"</td> <td>20"</td> </tr> <tr> <td>EXH42</td> <td>EXH42</td> <td>3/4"</td> <td>15"</td> </tr> <tr> <td>EXH44</td> <td>EXH44</td> <td>1"</td> <td>10"</td> </tr> <tr> <td>EXH46</td> <td>EXH46</td> <td>1 1/4"</td> <td>5"</td> </tr> <tr> <td>EXH48</td> <td>EXH48</td> <td>1 1/2"</td> <td>5"</td> </tr> <tr> <td>EXH50</td> <td>EXH50</td> <td>2"</td> <td>15"</td> </tr> <tr> <td>EXH52</td> <td>EXH52</td> <td>2 1/2"</td> <td>10"</td> </tr> <tr> <td>EXH54</td> <td>EXH54</td> <td>3 1/2"</td> <td>5"</td> </tr> <tr> <td>EXH56</td> <td>EXH56</td> <td>4"</td> <td>5"</td> </tr> <tr> <td>EXH58</td> <td>EXH58</td> <td>5"</td> <td>1"</td> </tr> <tr> <td>EXH60</td> <td>EXH60</td> <td>6"</td> <td>1"</td> </tr> </tbody> </table> <p>NOTE: SUPPLIER SHALL EXPANSION FITTING REMOVED, AS PER LOCAL UTILITY PROJECT REQUIREMENTS, AND FOR REMOVAL REQUIREMENTS.</p> |            | COUNTING END PART NUMBER                                                                                                                                                                      | SIZE         | HTG. (IN)                                                                                                                                                                                  | TRAIL LENGTH | EXH40                                                                                                                                                                                                                                                                                                                                                                                                                                             | EXH40 | 1 1/2"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 20" | EXH42 | EXH42 | 3/4"        | 15" | EXH44      | EXH44             | 1" | 10"        | EXH46                   | EXH46 | 1 1/4"     | 5"                      | EXH48 | EXH48 | 1 1/2" | 5" | EXH50 | EXH50 | 2" | 15" | EXH52 | EXH52 | 2 1/2" | 10" | EXH54 | EXH54 | 3 1/2" | 5" | EXH56 | EXH56 | 4" | 5" | EXH58 | EXH58 | 5" | 1" | EXH60 | EXH60 | 6" | 1" | <p><b>TYPICAL UNDERGROUND TRENCH DETAIL</b></p>  <p><b>TRENCHING NOTES</b></p> <ol style="list-style-type: none"> <li>1. TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURPRISE SPECIFICATIONS FOR TRENCHING AND BACKFILLING. TRENCHES SHALL BE BACKFILLED WITH 3/4" GRAVEL OR EQUIVALENT MATERIAL TO THE TRENCHING NOTE 2.</li> <li>2. TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURPRISE SPECIFICATIONS FOR TRENCHING AND BACKFILLING. TRENCHES SHALL BE BACKFILLED WITH 3/4" GRAVEL OR EQUIVALENT MATERIAL TO THE TRENCHING NOTE 2.</li> <li>3. TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURPRISE SPECIFICATIONS FOR TRENCHING AND BACKFILLING. TRENCHES SHALL BE BACKFILLED WITH 3/4" GRAVEL OR EQUIVALENT MATERIAL TO THE TRENCHING NOTE 2.</li> </ol> |  | <p><b>UT TELCO BOX - INTERIOR WIRING LAYOUT (OPTIONAL)</b></p>  <p>NOTE: REFER PROVIDER FOR CABLE ROUTING AND TERMINATION. PROVIDER SHALL PROVIDE ALL CABLES AND TERMINATIONS. PROVIDER SHALL PROVIDE ALL CABLES AND TERMINATIONS. PROVIDER SHALL PROVIDE ALL CABLES AND TERMINATIONS.</p> |  | <p><b>DASK TELCO BOX - INTERIOR WIRING LAYOUT</b></p>  <p>PROPOSED 12 AMP POWER FROM CABINET<br/>PROPOSED 1-1/2" FEED TO CABINET<br/>PROPOSED 2" CONDUIT FROM CABINET<br/>PROPOSED 1-1/2" FEED TO CABINET<br/>PROPOSED 2" CONDUIT FROM CABINET<br/>PROPOSED 1-1/2" FEED TO CABINET<br/>PROPOSED 2" CONDUIT FROM CABINET</p> |  |
| COUNTING END PART NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SIZE       | HTG. (IN)                                                                                                                                                                                     | TRAIL LENGTH |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH40      | 1 1/2"                                                                                                                                                                                        | 20"          |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH42      | 3/4"                                                                                                                                                                                          | 15"          |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH44                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH44      | 1"                                                                                                                                                                                            | 10"          |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH46                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH46      | 1 1/4"                                                                                                                                                                                        | 5"           |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH48                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH48      | 1 1/2"                                                                                                                                                                                        | 5"           |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH50      | 2"                                                                                                                                                                                            | 15"          |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH52                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH52      | 2 1/2"                                                                                                                                                                                        | 10"          |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH54                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH54      | 3 1/2"                                                                                                                                                                                        | 5"           |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH56                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH56      | 4"                                                                                                                                                                                            | 5"           |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH58                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH58      | 5"                                                                                                                                                                                            | 1"           |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| EXH60                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXH60      | 6"                                                                                                                                                                                            | 1"           |                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |       |       |             |     |            |                   |    |            |                         |       |            |                         |       |       |        |    |       |       |    |     |       |       |        |     |       |       |        |    |       |       |    |    |       |       |    |    |       |       |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                              |  |







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DEN 4160000 LLC. TEMPLATE VERSION 4.5 - 10/08/2021









RFLS #6854  
Page 27 of 38  
Last Rev: 10/21

1. All work shall conform to local building codes.

2. It shall be the contractor responsibility to obtain all permits, licenses, approvals with the City of Surprise, Arizona.

3. Any changes other than shown on the plan shall be approved by the Engineer.

4. The Structural Drawings show the completed structure. They do not show components that may be necessary to support or stabilize the work during construction. The Contractor is solely responsible for ways and means of construction.

5. Edgardo P. Brandao, P.E. Reserves the right to add or modify this design as more information regarding the as-built conditions becomes available. Any deviation from the information shown will require Edgardo P. Brandao, P.E. to generate an additional structural analysis and design.

CONSTRUCTION

1. All dimensions, elevations and existing conditions shown on the drawing shall be correct. Any discrepancies shall be reported to the Engineer and resolved prior to the start of any modifications.

2. Contractor shall prepare shop drawings as required for fabrication and submit to the Engineer for review. Approval of the shop drawings shall not relieve the contractor from responsibility for the correct fabrication work.

BUILDING CODE

1. 2018 IBC

2. Wind Loads: 101 MPH  
Design Wind Speed: C  
Exposure: C

FOUNDATIONS

1. Foundation installation shall be observed, tested and approved by a qualified geotechnical engineer.

2. All organic, loose and deleterious material, and or any other unsuitable material, shall be removed within the building pad, to undisturbed bearing strata with a minimum of 12" below the base of the foundation.

3. Contractor shall field verify the location of all underground utilities and notify Engineer of any potential conflicts with the new construction.

CONCRETE

1. Concrete work shall be executed in strict accordance with the latest American Concrete Institute Building Code (ACI 318-14).

2. Concrete specifications shall be as follows:  
28 Day Strength: 4,000 psi  
Slump: 3" – 5"  
H.R.

3. Portland Cement shall conform to ASTM C-150. Aggregate shall conform to ASTM C-33 (H.R.).

4. Job site conditions shall be verified by the contractor prior to the fabrication of materials.

5. All reinforcement shall conform to ASTM A-615 Grade 60.

6. Reinforcing steel shall be designed, detailed, fabricated and placed in accordance with the latest ACI Detailing Manual (SP-66) and CRSI Manual of Standard Practice.

STRUCTURAL STEEL

1. Structural steel fabrication and erection shall be done in accordance with the American Institute of Steel Construction Manual and Specifications.

2. Structural steel materials shall conform to the following:  
Tubes: ASTM A500, Grade B  
Plates: ASTM A36  
Shapes: ASTM A36

3. Splicing of structural steel members where not detailed on the contract documents is prohibited without the prior approval of the engineer.

4. Burning of holes in structural steel is prohibited.

5. All field welding shall be executed by certified welders in accordance with the latest edition of the American Welding Society Specifications.

6. All field welds shall be inspected and approved by the Engineer.

7. All galvanized areas damaged during installation shall be cleaned and coated with rust inhibitive compound and match existing.

8. Shop drawings shall be submitted to Engineer for review before ordering or fabricating materials.

MASONRY

1. All concrete block shall be ASTM C-90, Grade N-1, with a minimum compressive strength of 1,900 psi, average net area.

2. All mortar for unit masonry shall be ASTM C-270, Type S, with a minimum 28-day compressive strength of 2,800 psi. All grout shall be in accordance with the requirements of ASTM C-476 with a minimum 28-day compressive strength of 2,500 psi. Portland cement (ASTM C-150) shall be used in all mortars and grout instead of masonry cement.

3. All concrete masonry tested in accordance with ASTM E-447 shall have a minimum 28-day compressive prism strength of 1,500 psi (f'm).

4. All head and bed joints shall be completely filled with mortar. All reinforcement shall be completely surrounded by mortar or grout, and shall have a minimum Mortar covering of 5/8" from the exterior face.

5. All exterior bond beams, and lintels containing reinforcing bars shall be completely filled with grout. Masonry walls shall have cured to a sufficient strength, or shall be adequately brocced and shored, to resist the lateral pressure of the grout during placement.

6. A continuous bond beam shall be placed as the top course of all concrete masonry walls unless otherwise detailed. The bond beams shall be reinforced with 2 – #5. Vertical wall reinforcement shall penetrate 6" minimum into the bond beams.

7. All horizontal joint reinforcement shall be fabricated or galvanized double or triple 9 gage wire in accordance with ASTM E-80.

8. Provide temporary bracing and shoring for all masonry walls to resist all lateral loads during construction until the masonry has been properly anchored to the building structure and has reached a minimum compressive strength of 1,500 psi.

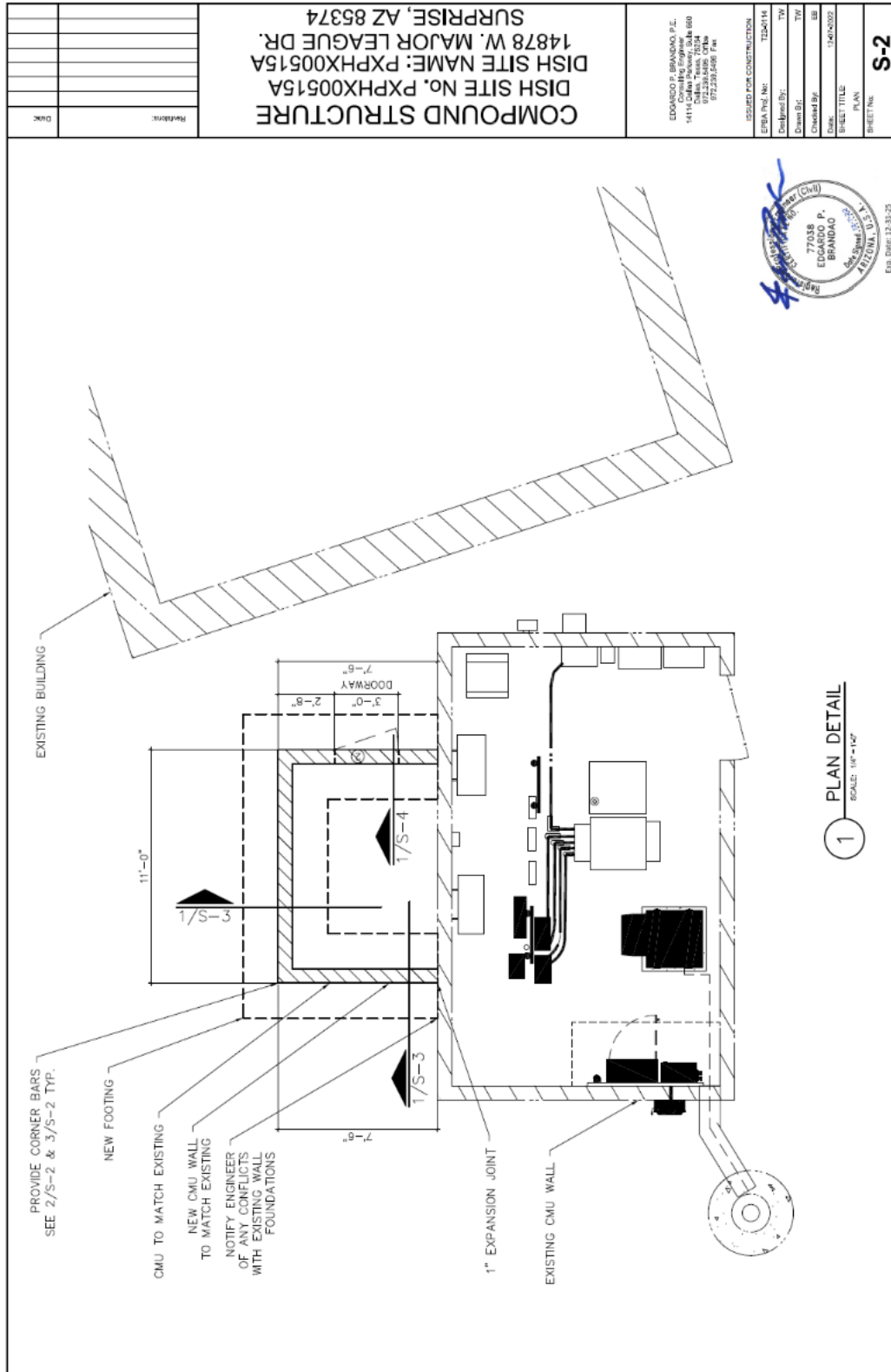
EDGARDO P. BRANDAO, P.E.  
Consulting Engineer  
14111 Oak Valley, Suite 600  
Dallas, Texas 75244  
972.230.0605 Office  
972.230.0441 Fax

ISSUED FOR CONSTRUCTION  
EPBA Proj. No. T2240114  
Designed By: TTV  
Checked By: TTV  
Drawn By: 77038  
SHEET TITLE: 12-40-2022  
GENERAL NOTES  
SHEET NO. S-1  
Exp. Date: 12-31-25

77038  
EDGARDO P.  
BRANDAO  
Professional Engineer  
State of Arizona, U.S.A.  
Exp. Date: 12-31-25

COMPOUND STRUCTURE  
DISH SITE No. PXPHX00515A  
DISH SITE NAME: PXPHX00515A  
SURPRISE, AZ 85374

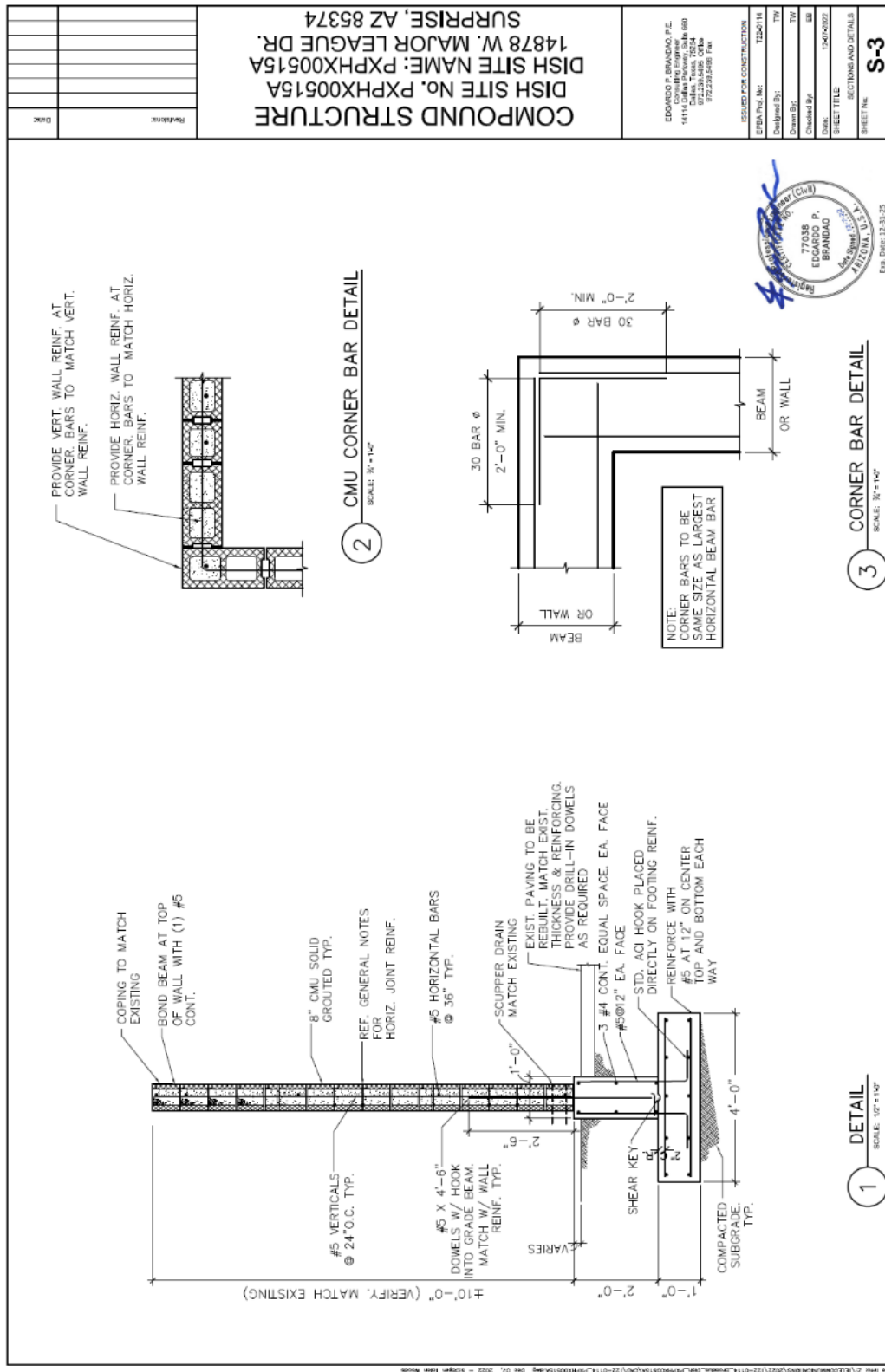
Page 258 of 419



Site Name: Surprise Stadium  
 Business Unit #: 828312

RFLS #6854  
 Page 29 of 38  
 Last Rev: 10/21





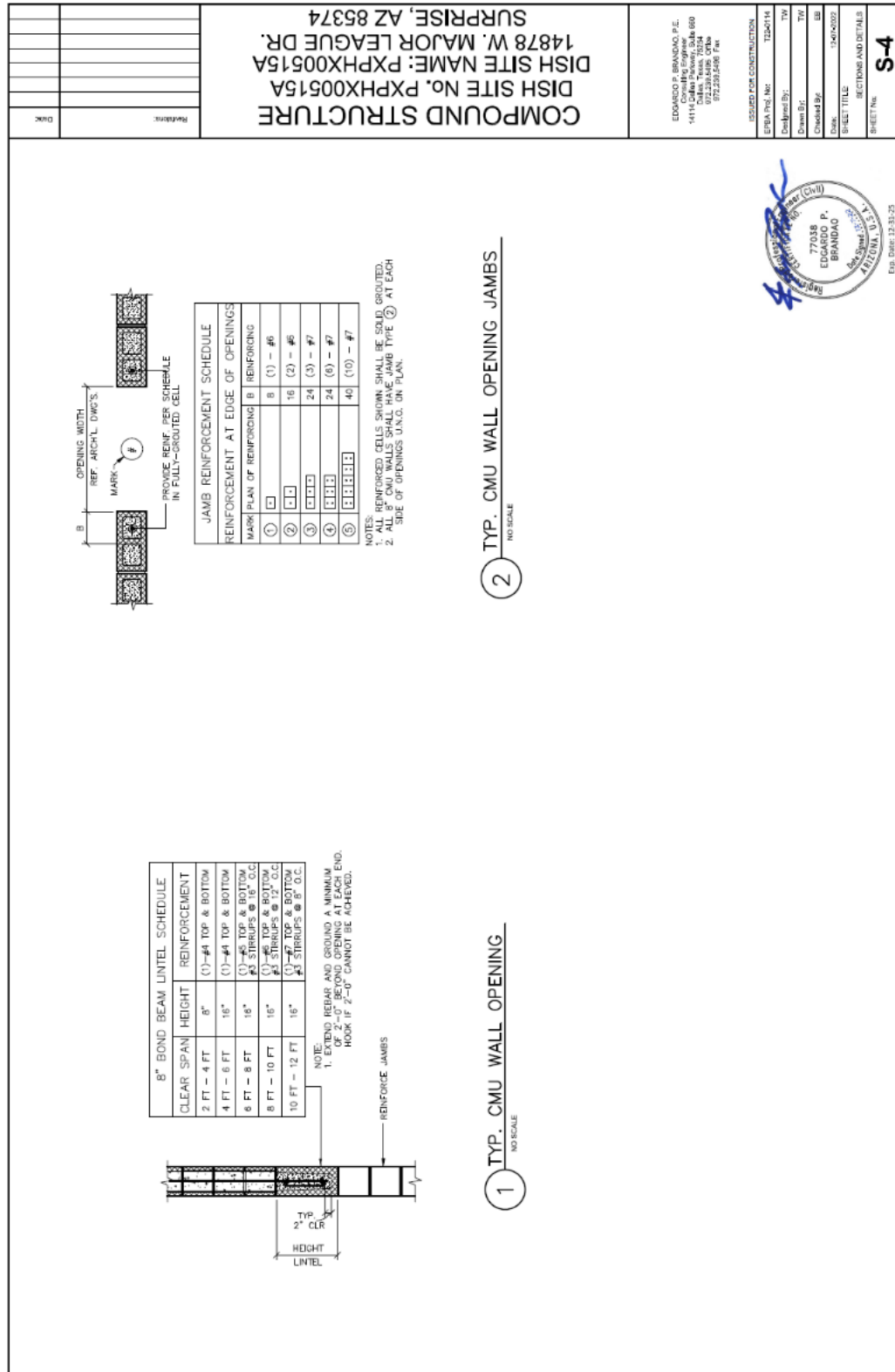


Exhibit A-2

Legal Description and Survey of the Property, including the First Additional Lease Area

EXISTING PROPERTY, also referred to as EXISTING LEASE in Survey

FIRST ADDITIONAL LEASE AREA, also referred to as ADDITIONAL LEASE in Survey

EXISTING LEASE

THE PORTION OF PARCEL 11 IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST IN THE CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND AT MAP BOOK 560, PAGE 47 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF WEST GREENWAY ROAD AND NORTH BULLARD AVENUE AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE ALONG THE CENTERLINE OF NORTH BULLARD AVENUE NORTH 0°13'23" WEST, 1,717.78 FEET;

THENCE DEPARTING THE CENTERLINE OF NORTH BULLARD AVENUE SOUTH 89°46'37" WEST, 989.92 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°24'20" EAST, 14.00 FEET;

THENCE SOUTH 89°35'40" WEST, 22.00 FEET;

THENCE NORTH 0°24'20" WEST, 14.00 FEET;

THENCE NORTH 89°35'40" EAST, 22.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 308 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF ACCESS AND FOR UTILITIES FROM THE PUBLIC RIGHT OF WAY TO THE SURVEYED PROPERTY.

ADDITIONAL LEASE

THE PORTION OF PARCEL 11 IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST IN THE CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND AT MAP BOOK 560, PAGE 47 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF WEST GREENWAY ROAD AND NORTH BULLARD AVENUE AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE ALONG THE CENTERLINE OF NORTH BULLARD AVENUE NORTH 0°13'23" WEST, 1,717.78 FEET;

THENCE DEPARTING THE CENTERLINE OF NORTH BULLARD AVENUE SOUTH 89°46'37" WEST, 989.92 FEET;

THENCE SOUTH 0°24'20" EAST, 14.00 FEET;

THENCE SOUTH 89°35'40" WEST, 22.00 FEET;

THENCE NORTH 0°24'20" WEST, 14.00 FEET;

THENCE NORTH 89°35'40" EAST, 5.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°24'20" WEST, 7.50 FEET;

THENCE NORTH 89°35'40" EAST, 11.00 FEET;  
THENCE SOUTH 0°24'20" EAST, 7.50 FEET;  
THENCE SOUTH 89°35'40" WEST, 11.00 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 82 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.  
TOGETHER WITH NON-EXCLUSIVE RIGHTS OF ACCESS AND FOR UTILITIES FROM THE  
PUBLIC RIGHT OF WAY TO THE SURVEYED PROPERTY.

TOWER LEASE

THE PORTION OF PARCEL 11 IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST IN THE  
CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA ACCORDING TO THE  
OFFICIAL PLAT OF SAID LAND AT MAP BOOK 560, PAGE 47 FILED FOR RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF WEST GREENWAY ROAD AND  
NORTH BULLARD AVENUE AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE ALONG THE CENTERLINE OF NORTH BULLARD AVENUE NORTH 0°13'23" WEST,  
1,717.78 FEET;

THENCE DEPARTING THE CENTERLINE OF NORTH BULLARD AVENUE SOUTH 89°46'37"  
WEST, 989.92 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°24'20" EAST, 14.00 FEET;

THENCE SOUTH 89°35'40" WEST, 22.00 FEET;

THENCE NORTH 0°24'20" WEST, 14.00 FEET;

THENCE NORTH 89°35'40" EAST, 5.50 FEET;

THENCE NORTH 0°24'20" WEST, 7.50 FEET;

THENCE NORTH 89°35'40" EAST, 11.00 FEET;

THENCE SOUTH 0°24'20" EAST, 7.50 FEET;

THENCE NORTH 89°35'40" EAST, 5.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 390 SQUARE FEET, OR 0.009 ACRES, MORE OR LESS.

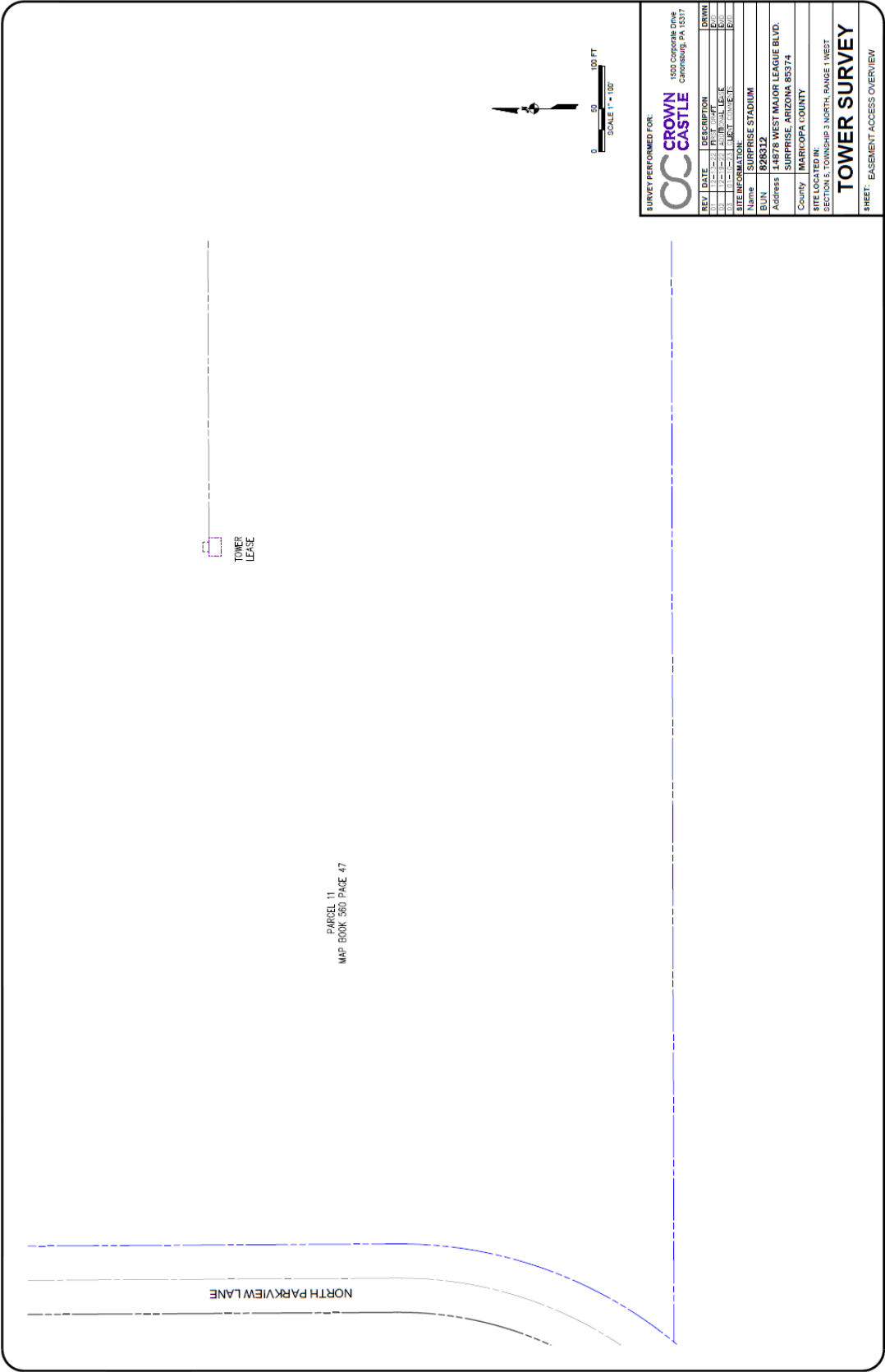
TOGETHER WITH NON-EXCLUSIVE RIGHTS OF ACCESS AND FOR UTILITIES FROM THE  
PUBLIC RIGHT OF WAY TO THE SURVEYED PROPERTY.

*[Survey follows]*









Site Name: Surprise Stadium  
Business Unit #: 828312

RFLS #6854  
Page 36 of 38  
Last Rev: 10/21





#### EXISTING LEASE

AS-SURVEYED

THE PORTION OF PARCEL 11 IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST IN THE CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND AT MAP BOOK 560, PAGE 17, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF WEST GREENWAY ROAD AND NORTH BULLARD AVENUE AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE ALONG THE CENTERLINE OF NORTH BULLARD AVENUE NORTH  $0^{\circ}13'33''$  WEST, 1,717.78 FEET;

THENCE DEPARTING THE CENTERLINE OF NORTH BULLARD AVENUE SOUTH  $89^{\circ}48'37''$  WEST, 989.92 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $0^{\circ}24'20''$  EAST, 14.00 FEET;

THENCE SOUTH  $89^{\circ}35'40''$  WEST, 22.00 FEET;

THENCE NORTH  $0^{\circ}24'20''$  WEST, 14.00 FEET;

THENCE NORTH  $89^{\circ}35'40''$  EAST, 22.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 308 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF ACCESS AND FOR UTILITIES FROM THE PUBLIC RIGHT OF WAY TO THE SURVEYED PROPERTY.

#### ADDITIONAL LEASE

AS-SURVEYED

THE PORTION OF PARCEL 11 IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST IN THE CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND AT MAP BOOK 560, PAGE 17, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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THENCE SOUTH  $0^{\circ}24'20''$  EAST, 14.00 FEET;

THENCE SOUTH  $89^{\circ}35'40''$  WEST, 22.00 FEET;

THENCE NORTH  $0^{\circ}24'20''$  WEST, 14.00 FEET;

THENCE NORTH  $89^{\circ}35'40''$  EAST, 22.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH  $0^{\circ}24'20''$  WEST, 7.50 FEET;

THENCE NORTH  $89^{\circ}35'40''$  EAST, 11.00 FEET;

THENCE SOUTH  $0^{\circ}24'20''$  EAST, 7.50 FEET;

THENCE SOUTH  $89^{\circ}35'40''$  WEST, 11.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 93 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF ACCESS AND FOR UTILITIES FROM THE PUBLIC RIGHT OF WAY TO THE SURVEYED PROPERTY.

#### TOWER LEASE

AS-SURVEYED

THE PORTION OF PARCEL 11 IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST IN THE CITY OF SURPRISE, COUNTY OF MARICOPA, STATE OF ARIZONA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND AT MAP BOOK 560, PAGE 17, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF WEST GREENWAY ROAD AND NORTH BULLARD AVENUE AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE ALONG THE CENTERLINE OF NORTH BULLARD AVENUE NORTH  $0^{\circ}13'33''$  WEST, 1,717.78 FEET;

THENCE DEPARTING THE CENTERLINE OF NORTH BULLARD AVENUE SOUTH  $89^{\circ}48'37''$  WEST, 989.92 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $0^{\circ}24'20''$  EAST, 14.00 FEET;

THENCE SOUTH  $89^{\circ}35'40''$  WEST, 22.00 FEET;

THENCE NORTH  $0^{\circ}24'20''$  WEST, 14.00 FEET;

THENCE NORTH  $89^{\circ}35'40''$  EAST, 22.00 FEET;

THENCE NORTH  $0^{\circ}24'20''$  WEST, 7.50 FEET;

THENCE NORTH  $89^{\circ}35'40''$  EAST, 11.00 FEET;

THENCE SOUTH  $0^{\circ}24'20''$  EAST, 7.50 FEET;

THENCE NORTH  $89^{\circ}35'40''$  EAST, 5.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 390 SQUARE FEET, OR 0.009 ACRES, MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF ACCESS AND FOR UTILITIES FROM THE PUBLIC RIGHT OF WAY TO THE SURVEYED PROPERTY.

|                                              |                               |              |       |
|----------------------------------------------|-------------------------------|--------------|-------|
| SURVEY PERFORMED FOR:                        |                               | CROWN CASTLE |       |
| 1600 Corporate Drive<br>Carnesburg, PA 15117 |                               |              |       |
| REV                                          | DATE                          | DESCRIPTION  | DRAWN |
| 01                                           | 11/11/20                      | REVISION     | 01    |
| 02                                           | 11/11/20                      | REVISION     | 02    |
| 03                                           | 11/11/20                      | REVISION     | 03    |
| 04                                           | 11/11/20                      | REVISION     | 04    |
| SITE INFORMATION:                            |                               |              |       |
| Name                                         | SURPRISE STADIUM              |              |       |
| BUN                                          | 828312                        |              |       |
| Address                                      | 14878 WEST MAJOR LEAGUE BLVD. |              |       |
|                                              | SURPRISE, ARIZONA 85374       |              |       |
| County                                       | MARICOPA COUNTY               |              |       |
| SITE LOCATED IN:                             |                               |              |       |
| SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST    |                               |              |       |
| TOWER SURVEY                                 |                               |              |       |
| SHEET: LEGAL DESCRIPTIONS                    |                               |              |       |

## CELL TOWER SITE: OPTION AND LEASE AGREEMENT

This Option and Lease Agreement (the "Agreement") is entered into this 5<sup>th</sup> day of November, 2003, (the "Effective Date") between VoiceStream PCS III Corporation, a Delaware corporation ("Lessee"), and the City of Surprise, Arizona, an Arizona municipal corporation ("City"). For good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

### **1. City Property:**

The City property (the "Property") that is subject to the terms and provisions of this Agreement is identified and described in Exhibit A.

### **2. Option Agreement:**

- (a) Grant: City hereby grants to Lessee an option (the "Option") to lease the Property.
- (b) Consideration: In consideration of City granting Lessee the Option, Lessee hereby agrees to pay City the sum of Five Hundred Dollars (\$500.00) upon execution of the Agreement. The Option shall be for an initial term of one (1) year (the "Option Term") commencing on the Effective Date and may be renewed by Lessee for an additional one (1) year (the "Extended Option Term") upon written notification to City and the payment of an additional Five Hundred Dollars (\$500.00) no later than five (5) days prior to the expiration date of the Option Term.
- (c) Permitted Activities: Lessee may perform some or all of the following activities upon the Property: surveys, geo-technical soil borings and analyses, Phase I environmental audits, boundary surveys, title searches, radio propagation studies and such other tests and inspections of the Property Lessee may deem necessary or advisable to reveal obstructions, encroachments or defects which Lessee, in Lessee's sole judgment determines would interfere with Lessee's intended use of the Property.
- (d) Damage to Property: Lessee agrees to repair any damage to the Property that might have been caused in connection with any activities conducted by the Lessee or any of the Lessee's independent contractors. Lessee further agrees to leave unimpaired any other use being conducted upon the Property.
- (e) Termination: Upon termination all funds paid by Lessee to City shall become the sole property of City and the Option shall become null and void and there shall be no further obligation between the parties.
- (f) Option Exercised: Upon Lessee's exercise of the Option as provided for in this section 2(f), all of Lessee's rights under the Option shall terminate. Lessee shall

exercise the Option by so notifying City no later than five (5) days prior to the expiration date of the Option Term or of the Extended Option Term, if applicable.

**3. Lease Agreement:**

- (a) Term. The term of this lease shall be ten (10) years (the "Lease Term") commencing thirty (30) days after the date of notice by Lessee of exercise of the Option (the "Commencement Date"), and terminating on the tenth (10<sup>th</sup>) anniversary of the Commencement Date unless otherwise terminated as provided herein.
- (b) Renewal. This Lease shall automatically be extended for two (2) successive five (5) year periods (the "Extended Lease Term") on the same terms and conditions, as set forth herein, unless Lessee notifies City of its intention not to exercise its option to renew at least ninety (90) days prior to the expiration of the then existing term.
- (c) Rent. Rent shall be due and payable on the Commencement Date and upon the first day of each month thereafter at Owner's notice address as specified below and shall be prorated for any partial month at the commencement or termination of this Lease, based upon the number of days in that month. Rent shall be paid according to the following schedule:

| <u>Year</u> | <u>Rent/month</u> |
|-------------|-------------------|
| 1           | \$1,000.00        |
| 2           | \$1,030.00        |
| 3           | \$1,060.90        |
| 4           | \$1,092.73        |
| 5           | \$1,125.51        |
| 6           | \$1,159.27        |
| 7           | \$1,194.05        |
| 8           | \$1,229.87        |
| 9           | \$1,266.77        |
| 10          | \$1,304.77        |
| 11          | \$1,343.92        |
| 12          | \$1,384.23        |
| 13          | \$1,425.76        |
| 14          | \$1,468.53        |
| 15          | \$1,512.59        |
| 16          | \$1,557.97        |
| 17          | \$1,604.71        |
| 18          | \$1,652.85        |
| 19          | \$1,702.43        |
| 20          | \$1,753.51        |

- (d) Permitted Activities. The Property may be used by Lessee for any lawful provision of wireless communication facilities, services and uses incidental thereto, including but not limited to the transmission and reception of radio communication signals in all frequencies authorized by governmental authorities. Lessee shall maintain the Property in a reasonable and safe condition.
- (e) Prior Approval. Lessee shall consult with and receive the approval of City's Director of Community and Recreation Services prior to engaging in any permitted activities or construction of any improvements upon the Property.
- (f) Improvements. Lessee shall have the right to install a new sixty-five foot (65') light pole (the "Pole"), with no more than six (6) cellular antenna attached approximately sixty-three feet (63') above ground level. The top of the antenna shall not exceed the sixty-five foot (65') top of the Pole. Lessee is not responsible for providing or installing any lighting for the Property. The Pole shall be engineered for a single bar of six lights at or near the forty foot (40') level on the pole. Lessee also has the right to erect, maintain and operate on the Property telecommunications facilities, including without limitation, any conforming type of antenna support structures, foundations, utility lines, transmission lines, air conditioned equipment shelter(s), fences, electronic equipment, radio transmitting and receiving antennas, supporting equipment and structures thereto. Lessee has the right to do all work necessary to prepare, maintain and alter the Property for these permitted improvements at any time during this Lease, subject to approval of licenses and permits as required by federal, state, county and municipal authorities to the extent such laws relate to Lessee's use of the Property, and further provided such work does not interfere with existing City uses, nor render the Property unfit for use by City. Nothing herein is intended to, nor shall, excuse Lessee's compliance with all ordinances, codes, and regulations of City, including, but not limited to, zoning regulations. All buildings shall be designed to match the block color and block pattern of the existing features of the Kansas City Royals Clubhouse ("Clubhouse") facility. In addition, tenant shall build the roof out of the same metal materials and colors as are used on the towers located on the roof of the Clubhouse and adjacent ticket office. Lessee shall work with the Director of the Community and Recreation Services Department for final site design approval.

All of Lessee's construction and installation work shall be performed at Lessee's sole cost and expense, in a good and workmanlike manner and in compliance with all laws, rules, orders, ordinances, directions, regulations and requirements of federal, state, county and municipal authorities to the extent such laws relate to Lessee's use of the Property.

City neither assumes, nor shall it have any responsibility for the condition of the Property and City shall not be responsible for the construction, maintenance, up-keep, or repairs necessary to keep the Property safe and serviceable for the intended uses.



- (g) Lessee Interference: Lessee shall not operate, nor shall Lessee permit its sublessees or customers to operate telecommunications systems in any manner that interferes in any way with governmental or other existing commercial wireless communications.

In the event such interference creates actual public safety concerns, City shall provide Lessee with twelve (12) hours advance notice prior to taking any action. If Lessee fails to correct the problem within twelve (12) hours, City, acting only upon the direct order of the City Chief of Police, or his designee, shall then have the right to immediately correct or remove the interference with whatever means necessary and Lessee shall reimburse City for all costs incurred in correcting or removing the interference. In the event City is compelled to correct the problem, City shall not be liable to Lessee, or any of Lessee's sublessees for any costs, consequential damages, or loss of revenue associated with City's actions.

For all other inference problems, Lessee shall take all steps necessary to correct and eliminate the interference within a reasonable time, at its sole cost. If the interference cannot be eliminated within a reasonable length of time, Lessee agrees to immediately cease or cause its subleases or customers to cease using the equipment that is creating the interference (except for short tests necessary for the elimination of the interference).

If Lessee cannot eliminate its interference, this Agreement shall terminate with neither party having any further obligations to the other, except for Lessee's obligation to pay rent or any costs due and owing, if any, up to the date of termination.

- (h) Stealth Design: City reserves the right to require certain paint schemes for both towers and/or antennas, as the need may arise.
- (i) City's Use of the Pole. City shall have the right to install fielding lighting on the Pole at the forty foot (40') level.

#### **4. General Terms and Conditions of the Agreement**

- (a) Utilities: Lessee shall pay for all utilities it consumes in its operations. City agrees to sign such documents or easements as may be reasonably required by utility companies or others to provide such service, provided however, that any easement necessary for such power or other utilities shall be at a location acceptable to City and the servicing utility company, and may be extinguished by City at the termination of the Agreement.
- (b) Taxes: Lessee shall pay all real, leasehold and personal property taxes assessed on, or any portion of such taxes attributable to the Property and Lessee's Facilities.

- (c) Right of Ingress and Egress. Lessee shall have controlled access to the Property at all times, twenty-four (24) hours each day. Lessee shall coordinate access with the Director of the Community and Recreation Services Department, or his designee, which access shall not unreasonably be withheld by Owner. Unless an emergency exists, during spring training season (February 1-April 1), Lessee shall avoid any activity or routine maintenance at the Property that interferes with the activities of the Kansas City Royals. Owner shall maintain the access drive in good condition throughout the term of this Agreement. Lessee may, at its own expense, construct a suitable private access drive to the Property, subject to the approval of the Director of the Community and Recreation Services Department to insure aesthetic compatibility with the appearance of the Surprise Spring Training Campus.
- (d) Easements. City shall execute an Access and Utility Easement in the form attached hereto as Exhibit B, and such easement shall be coterminous with the applicable term of this Agreement.
- (e) Indemnification. Lessee shall indemnify, defend and hold harmless City, from and against any and all claims, demands, suits, actions, proceedings, loss, cost and damages of every kind and description, including any reasonable attorneys' fees and/or litigation expenses, which may be brought or made against or incurred by City on account of; (1) loss or damage to any property or interest of City, (2) any damages, injury to person or property, or death of any person arising out of any acts, errors, omissions, work, or services of Lessee, its employees, sublessees, agents, representatives, or subcontractors, their employees, agents, or representatives, (3) any worker's compensation claims, unemployment compensation claims or unemployment disability compensation claims of employees of Lessee or claims under similar such laws or obligations, or (4) any action properly taken by City pursuant to Paragraph 2(i). This indemnification obligation shall not extend to any loss, damage, injury, or death to the extent caused by the negligence or willful misconduct of City, or its employees.

The amount and type of insurance coverage requirements set forth herein shall in no way be construed as limiting the scope of the indemnity in this paragraph.

- (f) Insurance. Lessee shall maintain, at its sole cost and expense, in full force and effect, during the term of this Agreement, insurance with the following policy limits:
- (1) Comprehensive General Liability: One Million Dollars (\$1,000,000) per occurrence and Five Million Dollars (\$5,000,000) combined aggregate.
  - (2) Automobile Liability: One Million Dollars (\$1,000,000) per accident.
  - (3) Workers Compensation: Five Hundred Thousand Dollars (\$500,000) per accident or disease.

All insurance provided for hereinabove shall be effected under valid and

enforceable policies issued by financially responsible insurers which meet the requirements for insurers which are subject to the service of legal process in the State of Arizona and rated A- or better by A.M. Best Company. All insurance obtained pursuant to this Agreement shall be primary, noncontributory, not contingent upon and not in excess of any other insurance, and shall be carried in favor of and name City as a named insured. In the event any insurance policy required by this Agreement is written on a "claims made" basis, coverage shall extend for two years past termination of this Agreement.

Prior to commencing work under this Agreement, Lessee shall furnish City with certificates of insurance, or formal endorsements, issued by Lessee's insurer(s), as evidence that policies providing the required coverages, conditions and limits by this Agreement are in full force and effect. If a policy does expire during the term of this Agreement, a renewal certificate must be sent to City fifteen (15) days prior to the expiration date.

- (g) Damage to Lessee's Facilities: In the event that Lessee's facilities are destroyed or damaged in whole or in part by fire, lightning, windstorm, flood, earthquake, explosion, collapse, aircraft or other vehicle damage or other casualty, Lessee shall have the right but not the obligation to repair or rebuild the facilities, or Lessee may elect to terminate this Agreement upon thirty (30) days written notice to City upon such casualty.
- (h) Lessee's Default. If Lessee fails to pay any rental or other amounts payable under this Agreement when due, or if Lessee should fail to perform any other of the covenants, terms or conditions of this Agreement, prior to exercising any rights or remedies against Lessee on account thereof, City shall first provide Lessee with written notice of the failure and provide Lessee with a ten (10) day period to cure such failure if the failure is to pay rental or any other sum of money under this Agreement, or a sixty (60) day period to cure such failure if the failure is to perform any other covenant, term or condition of this Agreement. In the event Lessee fails to cure its default within the applicable cure period, or Lessee breaches this Agreement or otherwise fails to perform or observe any covenant or condition applicable to it under the terms of this Agreement, then City may elect any one or more of the following remedies:
  - (1) City may terminate this Agreement; and,
  - (2) City may reenter the Property and take possession thereof and remove all person therefrom; and,
  - (3) City may pursue any and all other legal remedies available to it without election, with or without canceling this Agreement, including without limitation recovering its actual damages caused by the breach or failure of Lessee.

The provisions of this Paragraph 3(h) shall not apply to Lessee's interference with government or other existing commercial wireless communications, such shall be governed by Paragraph 2(g).

- (i) City's Default: In the event that City fails to perform or observe any covenant, term or condition applicable to it under the terms of this Agreement, then Lessee may elect any one or more of the following remedies:
  - (1) Lessee may compel specific performance by City; or,
  - (2) Lessee may terminate this Agreement; or,
  - (3) Lessee may pursue any and all other legal remedies available to it, with or without canceling this Agreement, including without limitation recovering its actual damages caused by the breach or failure of City.
- (j) Assignment and Subleasing. Lessee may not assign its interest in this Agreement or sublease any portion of the Property at any time without the prior written consent of City. Any attempted assignment or sublease by Lessee in violation of this provision shall render this Agreement void.
- (k) Dispute Resolution. Any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be governed by Arizona law and may, but in no event need, be settled by submission with the consent of both parties to binding arbitration in accordance with the rules of the American Arbitration Association and the Arizona Uniform Arbitration Act, A.R.S. § 12-1501, et seq., and judgment upon any award rendered by the arbitrators may be entered in the Superior Court of Maricopa County, or any such dispute, controversy, claim or cause of action may be litigated in a court of competent jurisdiction. The venue for any such dispute shall be Maricopa County, Arizona, and each party waives the right to object to venue in Maricopa County for any reason.
- (l) Sale of Property: If at any time during the term of this Agreement, City decides to sell all or part of City's property, any of which being subject to this Agreement, to a purchaser other than Lessee, then such sale shall be under and subject to this Agreement and Lessee's rights hereunder.
- (m) Mortgages. At City's option, this Agreement shall be subordinate to any mortgage by City which may now or hereafter affect all of City's property including the Property, provided that any such mortgage shall recognize the validity of this Agreement in the event of foreclosure of City's interest and also recognize Lessee's right to remain in possession and have access to the Property. In the event that the Property are encumbered by a mortgage, City shall obtain and furnish to Lessee a non-disturbance agreement for each such mortgage in recordable form to be executed and delivered concurrently with this Agreement. Lessee shall execute whatever instruments may reasonably be required to evidence this subordination clause.



- (n) Warranty of Quiet Enjoyment. City covenants that so long as Lessee performs the covenants, terms and conditions required of Lessee contained herein, Lessee shall peaceably and quietly have, hold and enjoy the Property for the aforesaid term and any extensions thereof, and City shall not in any manner interfere with or disrupt the Lessee's business or frustrate Lessee's intended use of the Property.
- (o) Abandonment of Property. Lessee shall neither vacate nor abandon the Property at any time during the term of this Agreement. If Lessee abandons, vacates, or surrenders the Property, or is dispossessed by process of law, or otherwise, any personal property belonging to Lessee and left on the Property shall be deemed to have been abandoned.
- (p) Notices: All notices, requests, demands, rent payments and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the following address on the date received:

If to City, to:

City of Surprise  
Director of Community and Recreation Services  
15930 North Bullard Avenue  
Surprise, Arizona 85374

with a copy to:

City of Surprise  
Attn: IT Director  
12425 West Bell Road  
Suite D100  
Surprise, Arizona 85374

If to Lessee, to:

VoiceStream PCS III Corporation  
Attn: Legal Department  
12920 Southeast 38<sup>th</sup>  
Bellevue, Washington 98006

with a copy to:

VoiceStream PCS III Corporation  
Attn: Leasing Administrator  
19807 North Creek Parkway North  
Bothell, Washington 98011

In the event either party changes their address, such party shall notify the other party of such change.

- (q) Hazardous Substances. Lessee shall hold City harmless from and indemnify City against any damage, loss, expense, response costs or liability, including consultant fees and reasonable attorneys' fees, resulting from hazardous substances generated, stored, disposed of or transported to, on or under the Property as a result of Lessee's use of the Property. For purposes of this Agreement, "hazardous substances" shall mean (i) any substance which contains gasoline, diesel fuel or other petroleum hydrocarbons, (ii) any substance which is flammable, radioactive, corrosive or carcinogenic, (iii) any substance the presence of which on the Property causes or threatens to cause a nuisance or health hazard affecting human health, the environment, the Property or property adjacent thereto, or (iv) any substance the presence of which on the Property requires investigation or remediation under any hazardous substance law, as the same may hereafter be amended. "Hazardous substance law" means the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. §5101 et seq.; the Clean Water Act, 33 U.S.C. §1251 et seq.; the Clean Air Act, 42 U.S.C. §7401 et seq.; the Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. §136 et seq.; the Toxic Substances Control Act, 15 U.S.C. §2601 et seq.; the Emergency Planning and Community Right to Know Act (SARA Title III) 42 U.S.C. §11001 et seq.; and any similar and applicable state law or regulation. Notwithstanding anything to the contrary in this Agreement, Lessee hereby waives the right to recover consequential (including lost profits), punitive, exemplary and similar damages
- (r) Alternate Termination. This Agreement may be terminated on thirty (30) days prior written notice as follows:
- (1) By Lessee for any reason or no reason, provided Lessee delivers written notice of termination to City no later than thirty (30) days prior to the Commencement Date; or,
  - (2) By Lessee if he is unable to obtain, maintain, operate or otherwise forfeits or cancels any required approval(s) or the issuance of a license or permit by any governmental authority for the construction or operation on the Property; or,
  - (3) By Lessee after Lessee has commenced operations on the Property, if in Lessee's sole judgment the Property is not appropriate for its operations for economic or technological reasons, including, without limitation, signal interference; or,
  - (4) By City if Lessee's use of the Property substantially interferes with the operations of the Kansas City Royals.

- (s) Title to Lessee Improvements; Surrender of Property. Lessee shall hold title to the Lessee Facilities during the term of this Agreement. All Lessee Facilities shall remain Lessee's personal property and are not fixtures no matter how such Lessee Facilities are attached or affixed to the Property. Upon expiration or termination of this Agreement, Lessee shall dedicate the improvements to City. However, if City chooses not to accept such improvements, Lessee shall, within ninety (90) days, remove its building(s), tower(s), and all above ground fixtures and restore the Property to substantially similar to original condition, reasonable wear and tear excepted.
- (t) Authority: Each person executing this Agreement on behalf of any party hereto warrants that he has the right and authority to execute this Agreement, and that all the procedures and approvals that are necessary and required to enable him to properly execute this Agreement and to bind the person or entity whom he represents in accordance with the terms hereof have been followed and/or secured. Each party agrees to execute and deliver all documents and to perform all further acts as may be reasonably necessary to carry out the provisions of this Agreement.
- (u) Binding Effect: This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of City and Lessee
- (v) Headings; Gender. The headings, captions and numbers in this Agreement are solely for convenience and shall not be considered in construing or interpreting any provision in this Agreement. Wherever appropriate in this Agreement, personal pronouns shall be deemed to include other genders and the singular to include the plural, if applicable.
- (w) Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute but one and the same agreement. The original execution pages of counterpart copies of this Agreement may be attached to any one such copy to form a single, complete document.
- (x) Recording. At the request of either party, this Agreement or a memorandum may be recorded in the official records of Maricopa County, Arizona.
- (y) Limited Relationship. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent, partnership, joint venture or any association between Lessee and City other than as contracting parties, or landlord and tenant.
- (z) Waivers: The failure of either party at any time to require performance of any provision of this Agreement shall not limit such party's right to enforce said provision or require the timely performance of any other obligation. The waiver

of any breach of any provision in this Agreement shall not constitute a waiver of any succeeding breach thereof or the breach of any other provision.

- (aa) Time of Performance. Time is of the essence in the performance of each obligation set forth in this Agreement.
- (bb) Conflict of Interest. This Agreement may be terminated in accordance with A.R.S. § 38-511 without penalty or further obligation. The parties presently believe that no such circumstances exist.
- (cc) Entire Agreement. This Agreement, including Exhibits A and B, and any written Amendments hereto that may be executed from time to time by the parties, constitutes the entire agreement between the parties pertaining to the subject matter hereof and contains all the agreements, promises and understandings between City and Lessee, and no verbal or oral agreements, promises, statements, assertions or representations by City or Lessee or any employees, agents, contractors or other representations of either, shall be binding upon City or Lessee. This Agreement cannot be changed, modified or amended, in whole or in part, except by a written amendment executed by City and Lessee in the same manner as this Agreement is executed.
- (dd) Construction of Agreement: This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting the Agreement. The Parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGES]**



**THE CITY:**

CITY OF SURPRISE, an Arizona municipal corporation

By: Joan H. Shafer  
Mayor  
Date: 11-05-03

Attested to:

Sherry Ann Aguila  
City Clerk

Approved as to form:

[Signature]  
City Attorney

**LESSEE:**

By: [Signature]  
Bryon Gunnerson  
Vice President  
Western Region  
Date: 12/5/03

[Signature]  
Approved as to form

STATE OF ARIZONA     )  
                                  ) ss.  
County of Maricopa     )

Subscribed and sworn to before me this 5<sup>th</sup> day of Nov., 2003, by, Joan Shafer the Mayor of City of Surprise, an Arizona municipal corporation, for and on behalf of said municipal corporation.

Linda Broyles Stevens  
Notary Public

My commission expires:



STATE OF ARIZONA )

) ss.

County of Maricopa )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2003, by, , for and on behalf of said company.

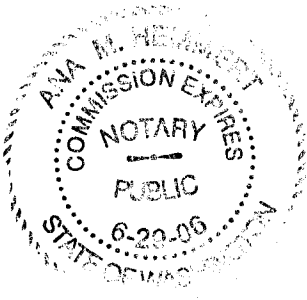
\_\_\_\_\_  
Notary Public

STATE OF WASHINGTON

COUNTY OF KING

On 12/5/03, before me, Ana M. Hemmert, Notary Public,  
personally appeared Bryon Gunnerson, the Vice President, Western Region of  
VoiceStream PCS III Corporation, a Delaware corporation personally know to me (or  
proved to me on the basis of satisfactory evidence) to be the person whose name is subscribe to  
the within instrument and acknowledged to me that he executed the same in his authorized  
capacity, and that by his signature on the instrument, the person or the entity upon behalf of  
which the person acted, executed the instrument.

WITNESS my hand and official seal.

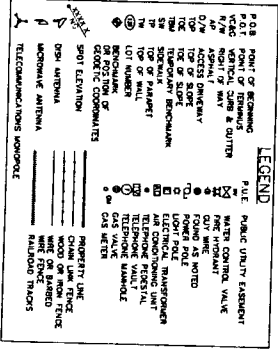


Ana M. Hemmert

Print Name: Ana M. Hemmert

Notary Public in and for the State of Washington,  
residing in Spanaway, WA

My commission expires: 6/29/06

[illegible][illegible][illegible]



## EXHIBIT "A"

### LEASE AREA LEGAL DESCRIPTION

ALL THAT PORTION OF SECTION 5, TOWNSHIP 3  
NORTH, RANGE 1 WEST, OF GILA AND SALT  
RIVER BASE AND MERIDIAN, COUNTY OF  
MARICOPA, STATE OF ARIZONA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND BRASS CAP BEING  
THE SOUTHEAST CORNER OF SAID SECTION 05;  
BASIS OF BEARING BEING NORTH 00 DEGREES  
13 MINUTES 23 SECONDS WEST, TO THE  
NORTHEAST CORNER SECTION 05 BEING A  
FOUND BRASS CAP AT A DISTANCE OF 5403.95  
FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 23  
SECONDS WEST, A DISTANCE OF 1731.45 FEET;  
THENCE SOUTH 89 DEGREES 46 MINUTES 37  
SECONDS WEST, A DISTANCE OF 1022.64 FEET  
TO THE POINT OF BEGINNING;  
THENCE SOUTH 00 DEGREES 27 MINUTES 09  
SECONDS EAST, A DISTANCE OF 14.00 FEET;  
THENCE SOUTH 89 DEGREES 32 MINUTES 51  
SECONDS WEST, A DISTANCE OF 22.00 FEET;  
THENCE NORTH 00 DEGREES 27 MINUTES 09  
SECONDS WEST, A DISTANCE OF 14.00 FEET;  
THENCE NORTH 89 DEGREES 32 MINUTES 51  
SECONDS EAST, A DISTANCE OF 22.00 FEET TO  
THE POINT OF BEGINNING.

RESERVING NONEXCLUSIVE RIGHT OF USE  
ACROSS LESSORS PROPERTY FOR NECESSARY  
APPURTENANCES TO CONSTRUCT, OPERATE, AND  
MAINTAIN A RADIO COMMUNICATION FACILITY FOR  
ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS,  
EGRESS, PARKING, VEHICULAR MANEUVERING,  
EQUIPMENT, AND UTILITIES.



Surprise, ME 05971

#### PUBLICATIONS AND ACCESS FACILITIES

Flowstream LLC is in cooperation, a Delaware corporation

As depicted on Exhibit A and regularly described on Exhibit B, attached hereto

and Grantee.

Initiated as of the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

GRANTOR

\_\_\_\_\_

THE STATE OF ARIZONA )  
)

This instrument was used by 101 students (11 females) at three schools.

behalf of said entity.

\_\_\_\_\_  
NOTARY PUBLIC

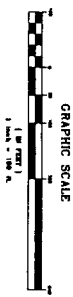
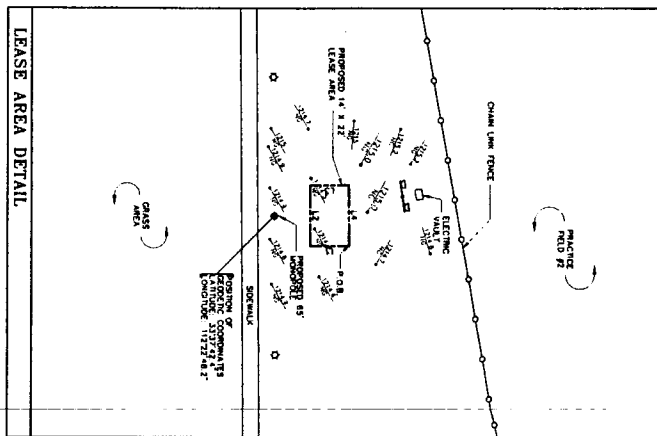
My commission expires:

\_\_\_\_\_

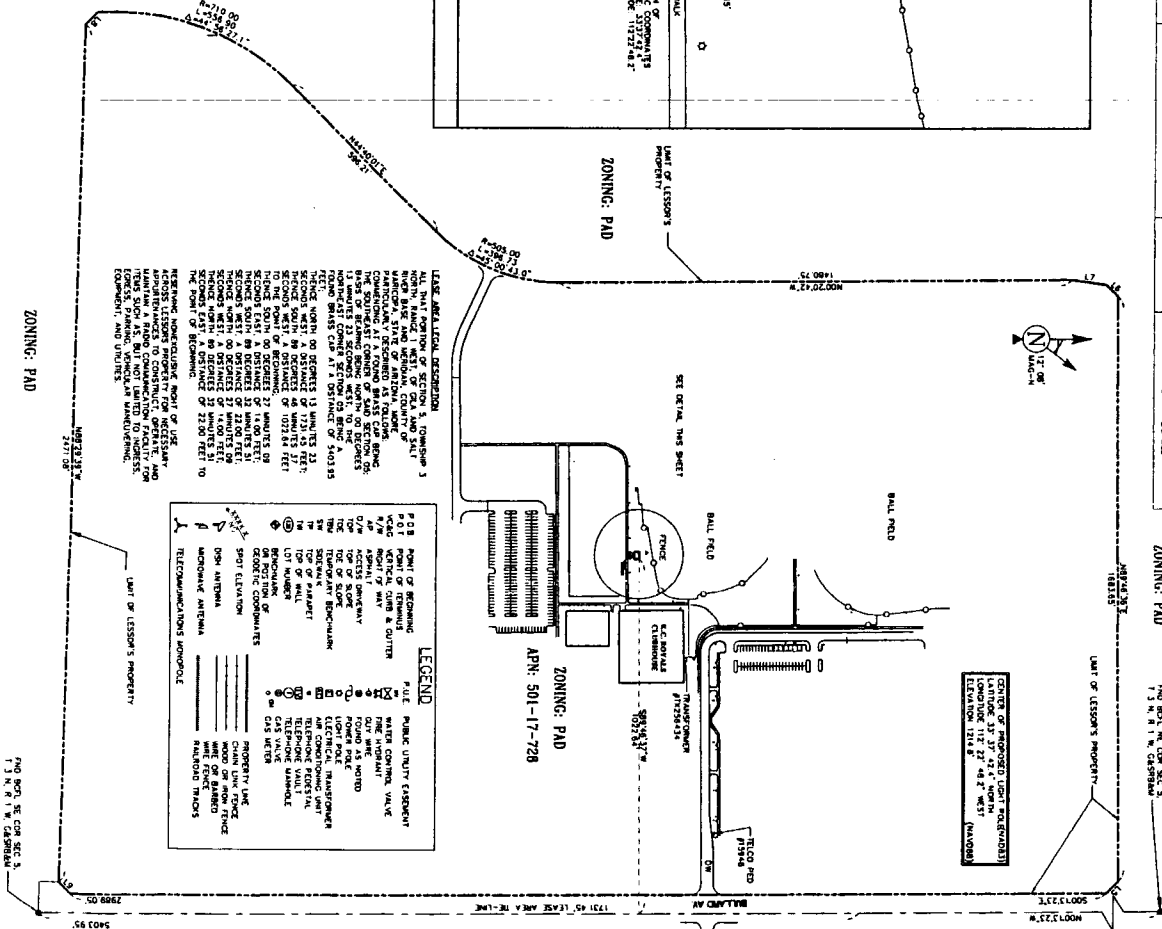




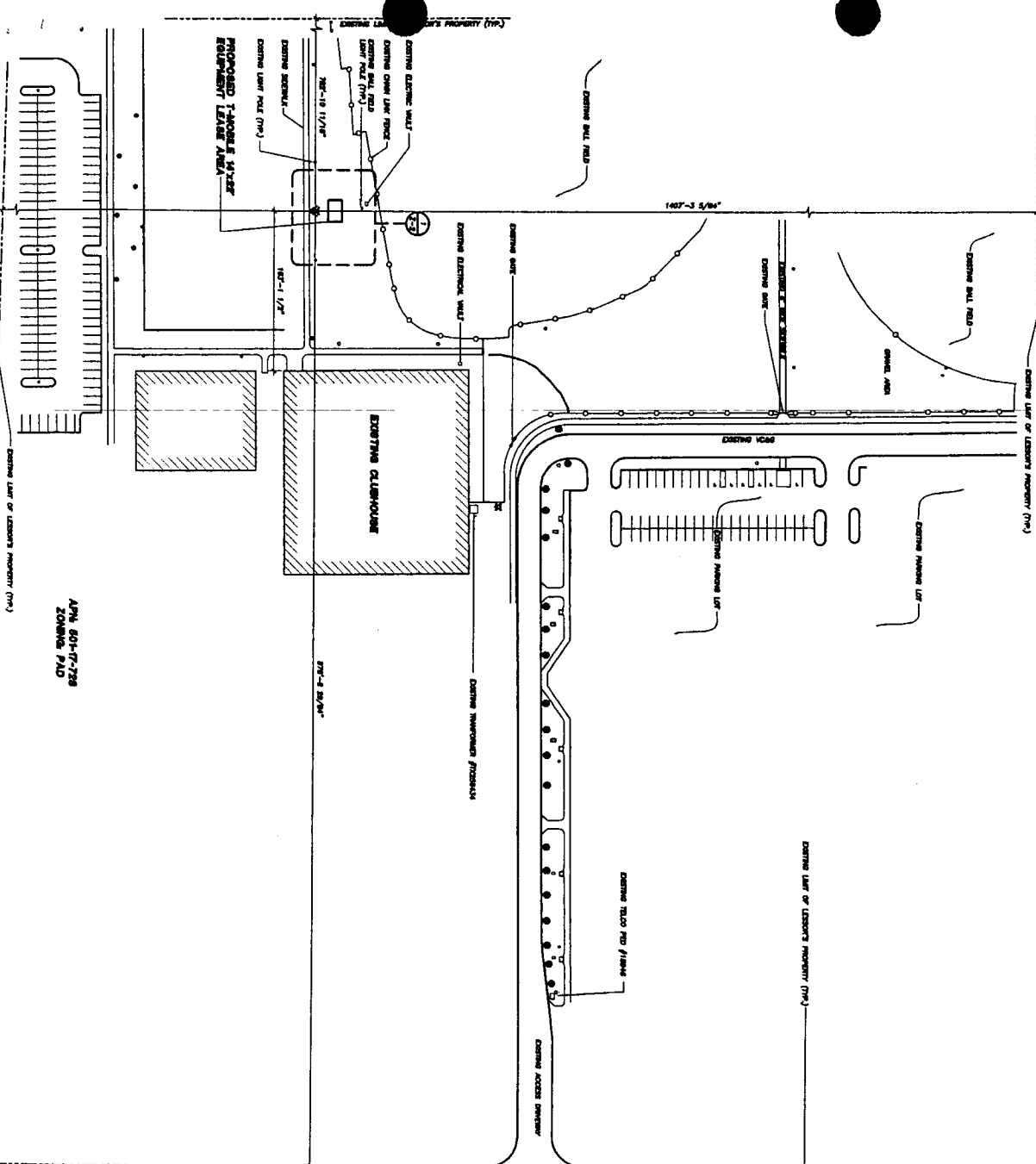
| LEAD INFORMATION: NAME, DATE, REPORT INFORMATION |        | COUNTY NAME          | SITE    |                                |
|--------------------------------------------------|--------|----------------------|---------|--------------------------------|
| NEW COMMUNITY NAME & COMMUNITY NUMBER            |        |                      |         |                                |
| OTY of Sampling process                          |        | MADISON COUNTY       | 42      |                                |
| USE and PAVEL NUMBER                             | SURVEY | FILE PAVEL           | 7100    | BASE LEAD ELEVATION(S)         |
| APP 04032114                                     |        | STATION/REVISED DATE | (ZONES) | (ZONE NO., USE DEPTH or PLDOW) |
| PAVEL# 115 of 4300                               | C      | JULY 18, 2000        | X       | NOT APPLICABLE                 |



| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| 1.1  | S00°27.09'E | 14.00  |
| 1.2  | S89°32.51'W | 22.00  |
| 1.3  | N00°27.08'W | 14.00  |
| 1.4  | N89°32.51'E | 22.00  |
| 1.5  | S45°31.82'E | 46.67  |
| 1.6  | N45°01.51'E | 46.71  |
| 1.7  | N00°11.09'E | 98.09  |
| 1.8  | N44°23.01'W | 47.38  |
| 1.9  | S45°30.82'W | 45.96  |

[illegible][illegible]

|                                                                                                                                                                         |                                |   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---|--|
|                                                                                    |                                |   |  |
| <b>CURRENT ISSUE DATE</b><br><div style="font-size: 1.5em; font-weight: bold;">6/16/03</div>                                                                            |                                |   |  |
|                                                                                      |                                |   |  |
| <b>REVISIONS</b>                                                                                                                                                        |                                |   |  |
| <b>NO</b>                                                                                                                                                               | <b>DATE DESCRIPTION</b>        |   |  |
| 1                                                                                                                                                                       | 05/05/03 1830111               |   |  |
| 2                                                                                                                                                                       | 05/05/03 ADDED SPOT ELEVATIONS |   |  |
| 3                                                                                                                                                                       | 04/03/03 ADDED LEASE AREA      |   |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">4</td> <td style="width: 90%;"></td> </tr> </table> |                                | 4 |  |
| 4                                                                                                                                                                       |                                |   |  |
| <b>SITE NUMBER</b><br><div style="font-size: 1.2em;">PH32003A</div>                                                                                                     |                                |   |  |
| <b>SITE NAME</b><br><div style="font-size: 1.2em;">SURPRISE STADIUM</div>                                                                                               |                                |   |  |
| <b>SITE ADDRESS</b><br><div style="font-size: 1.2em;">15946 N. BULLARD AV.<br/>SURPRISE, AZ 85374</div>                                                                 |                                |   |  |
| <b>SHEET TITLE</b><br><div style="font-size: 1.2em;">SITE SURVEY</div>                                                                                                  |                                |   |  |
| <b>SHEET NUMBER</b><br><div style="font-size: 2em; font-weight: bold;">LS-1</div>                                                                                       |                                |   |  |



**GENERAL NOTES:**  
**SIGNS**

- LIGHTING**

**Communication Services, Inc.**  
4242 East Pulte Street, Suite 101, Miami, AZ 86218  
Voice: 480 804 8686 Fax: 480 805 8618



4242 East Palm Street, Suite 101, Miami,  
 Florida 33140  
 Phone: 407 601 8888 Fax: 407 601 8885

PLANS PREPARED BY

2801 N. BRIDGEMAN RD., TEMPE, ARIZONA 85281  
PHONE: (602) 643-3000 FAX: (602) 643-3501

**T. Mobil**  
Valvoline PDI Inc. Corporation, a subsidiary of T. Mobil

Verderbinnen P.O. Box Corporation, a subsidiary of T-Mobile

### APPROVAL BLOCK



| NO. | DATE     | DESCRIPTION | BT  |
|-----|----------|-------------|-----|
| 1   | 06/23/03 | PRELIMINARY | MDP |
| 2   | 06/26/03 | SUBMITTAL   | MDP |

— PROJECT INFORMATION —

**D00007-2000**

PH32003A  
SURPRISE STADIUM

16630 NORTH GILLARD AVENUE  
SUNRISE, ARIZONA 85574

## SITE PLAN

**SHEET NUMBER**

**2-1**

**T-Mobile**

2001 S. BROADWAY, 10TH FLOOR, ANCHORAGE, ALASKA 99501  
PHONE: (907) 243-2800 FAX: (907) 744-3303  
PLANS PREPARED BY:



Communication Services, Inc.  
2001 South Broad Street, Suite 101, Anchorage, Alaska 99501  
Phone: (907) 243-2800 Fax: (907) 744-3303

**APPROVAL BLOCK**



| NO. | DATE     | DESCRIPTION | BY  |
|-----|----------|-------------|-----|
| 1   | 08/23/03 | PRELIMINARY | ADP |
| 2   | 08/29/03 | SUBMITTAL   | ADP |
|     |          |             |     |
|     |          |             |     |
|     |          |             |     |
|     |          |             |     |
|     |          |             |     |
|     |          |             |     |
|     |          |             |     |
|     |          |             |     |

**PROJECT INFORMATION**

08831-280-05

**PH32003A**  
**SURPRISE STADIUM**

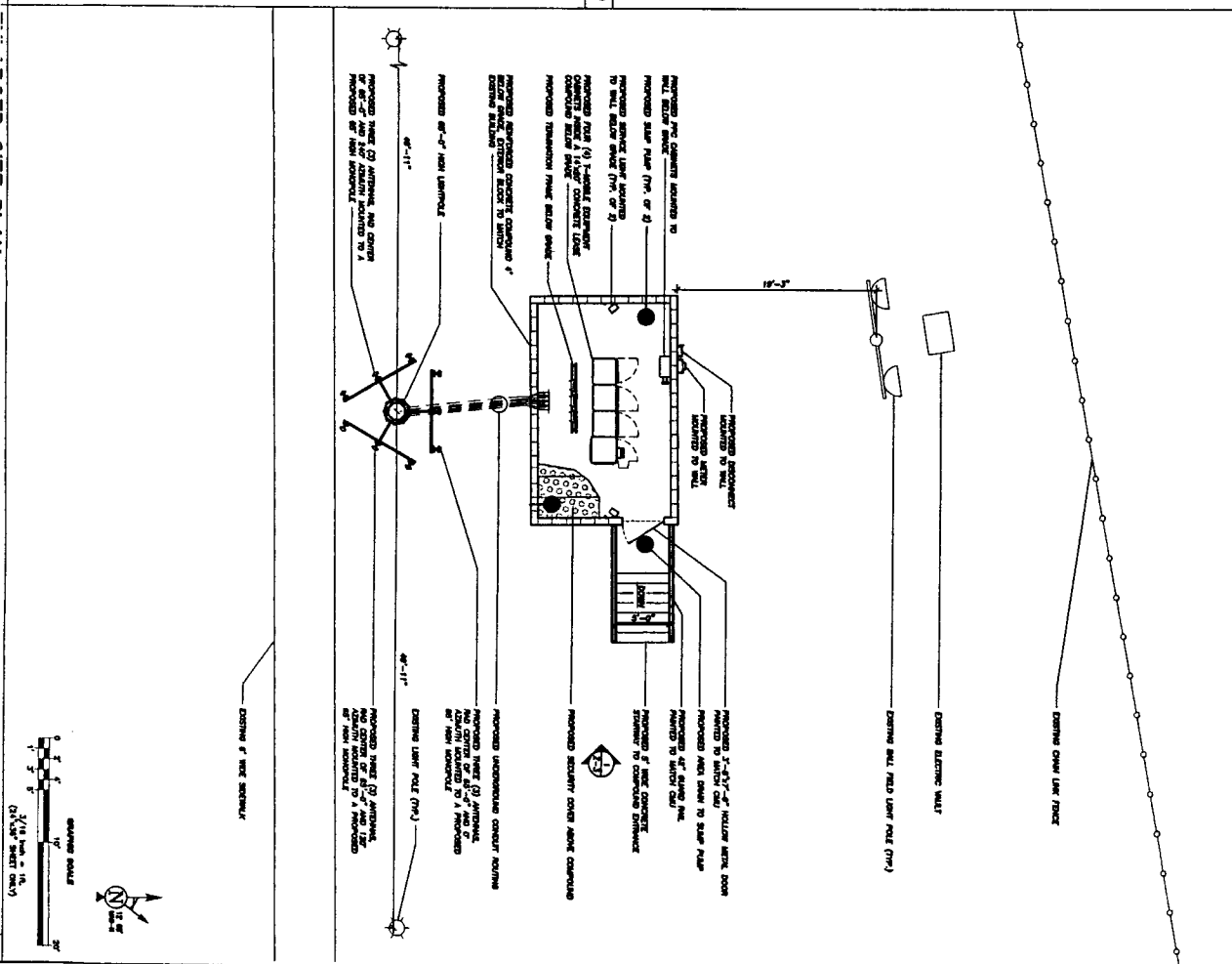
3800 NORTH BELLARD AVENUE  
SPOKANE, ALBERTA S8P 1A

**SHEET TITLE**

**ENLARGED**  
**SITE PLAN**  
**AND DETAILS**

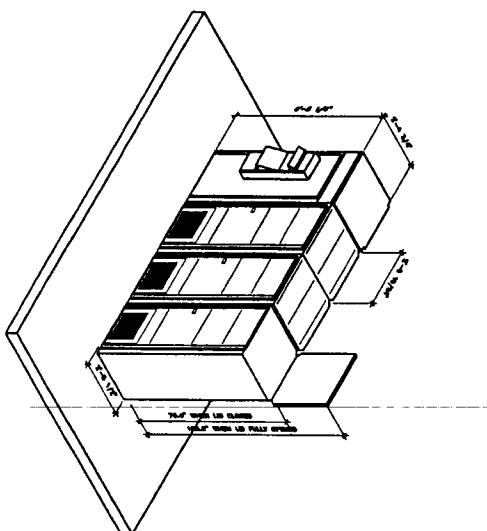
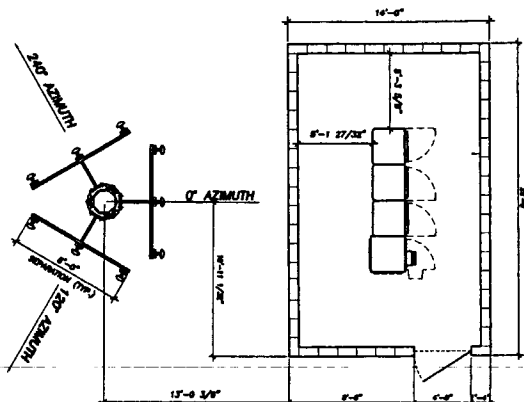
**SHEET NUMBER**

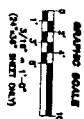
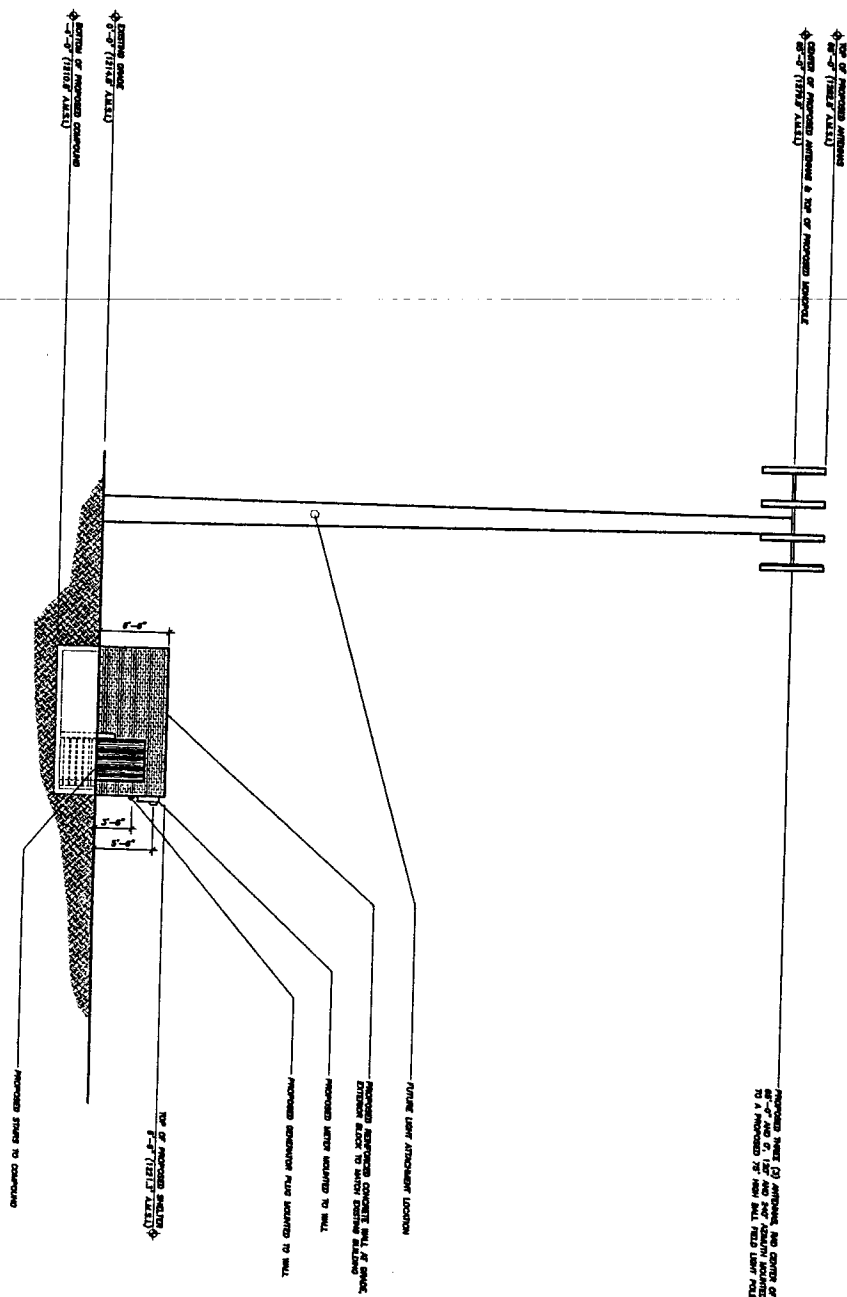
**7-2**



**DIMENSION PLAN**

**2**





| NO | DATE     | DESCRIPTION | BY  |
|----|----------|-------------|-----|
| 1  | 06/23/03 | PRELIMINARY | MOF |
| 2  | 06/26/03 | SUBMITAL    | MOF |
|    |          |             |     |
|    |          |             |     |
|    |          |             |     |
|    |          |             |     |
|    |          |             |     |
|    |          |             |     |
|    |          |             |     |
|    |          |             |     |

APPROVAL BLOCK



**Communication Services, Inc.**  
4742 East Main Street, Suite 101, Mesa, AZ 85215  
Voice: 480 805 8689 Fax: 480 805 8618



PREPARED BY

**T-Mobile**  
Verizon PCS III Corporation, a subsidiary of Verizon USA, Inc.

PROJECT INFORMATION  
05651-230-4

**PH32003A**  
**SURPRISE STADIUM**

16330 NORTH BULLARD AVE  
SURFIDE, ARIZONA 85974

EAST  
ELEVATION

**SHEET NUMBER**



#21



CITY OF SURPRISE  
COUNCIL AGENDA ACTION FORM

Meeting Type: Regular Meeting Time Scheduled: September 25, 2003 7:00 PM

If Special submit date time

Submitting Department: IT Contact Person: Randy Jackson

Consent ☐ Regular ☒ Requesting Action ☒ Report Only ☐

**Type of Document Needing Approval (Check all that apply):**

- |                                                |                                                      |                                                           |
|------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Public Hearing        | <input type="checkbox"/> Resolution                  | <input type="checkbox"/> First Reading/Ordinance          |
| <input checked="" type="checkbox"/> Agreement  | <input type="checkbox"/> Emergency Clause            | <input type="checkbox"/> Final Reading/Ordinance          |
| <input type="checkbox"/> Special Consideration | <input type="checkbox"/> Intergovernmental Agreement |                                                           |
| <input type="checkbox"/> Grant                 | <input type="checkbox"/> Submission                  | <input type="checkbox"/> Acceptance                       |
| <input type="checkbox"/> Council Request       | <input type="checkbox"/> Finance Related             | <input type="checkbox"/> Liquor/Bingo License Application |

**Council Priority (Check Appropriate Areas):**

- |                                         |                                                              |                                                      |
|-----------------------------------------|--------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Education      | <input type="checkbox"/> Public Fitness                      | <input type="checkbox"/> Neighborhood Revitalization |
| <input type="checkbox"/> Job Creation   | <input checked="" type="checkbox"/> Quality Service Delivery | <input type="checkbox"/> Employment Infrastructure   |
| <input type="checkbox"/> Public Safety  | <input type="checkbox"/> Housing Rehabilitation              | <input type="checkbox"/> Work Force Preparation      |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Human Service Needs                 | <input type="checkbox"/> Parks, Recreation & Library |
| <input type="checkbox"/> City Elections | <input type="checkbox"/> Community Activities                |                                                      |

Regular Agenda Wording: Consideration and action to approve an agreement with T-Mobile (Voicestream PCS III Corporation) to place wireless service facilities (cell phone tower equipment) on a new pole at Surprise Town Center. This agreement is for a 10 year contract (with two-five year renewal terms), for a total of 20 years that will provide revenue starting at \$1,000 per month and increasing yearly with monthly fee of \$1,753.51 in year 20.

21113-444-421-31911

Staff Recommendation: Approve Fiscal Impact: Yes If yes: Budget code: Revenue Only Available:

Signatures of Submitting Officers (Sign Legibly):

Department Head

Supervisor

Budget Authorization

Legal Review

City Manager/Designee

**Council Action:**

Motion/Second

**Results:**

**Distribution After Council Action:**

Shafer

Cox

Bails

Sullivan

Arismendez

Vukanovich

Allen

For

Against

Passed

Failed

Deny

Continue

Tabled

Absent

Other

Randy Jackson - Copy  
Agenda file

City Clerk: Originals

Form version: C2-2004

**CITY OF SURPRISE  
COUNCIL AGENDA ACTION FORM**

Background Info: T-Mobile has provided drawings, schematics and a proposed contract to place cell tower equipment at a specific location on the Surprise Recreation Campus. The equipment will be installed on a 65' mono-pole with antennas at the top. They will also build a small equipment shelter (approx. 14' wide, 22' long) to be located at the designated location. The shelter will be finished in a surface meant to blend with other structures or fences and to our specifications.

Location of cell tower equipment at this location will provide the citizens of Surprise better T-Mobile communication service levels and will be more aesthetically acceptable because they are being placed on light poles that will blend with the recreation campus. T-Mobile will provide for all construction costs and subsequent operating costs and will comply with all City requirements for zoning and building permits. Prior approval of the Director of Community and Recreation Services is required before engaging in any construction.

This cell site location will be the second pole surrounding the unlighted field located between Kansas City 1 field and Kansas City 7. The City shall have the right to install field lighting at the 40' level of the pole. The other cell site at the same location is the Alltel site previously approved.

List Attachments as Follows: Cell Tower Site: Option and Lease agreement, schematic drawings.

## RESOLUTION # 2021-44

### A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING A FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT FOR A CELL TOWER SITE BETWEEN THE CITY OF SURPRISE AND T-MOBILE WEST TOWER LLC.

**WHEREAS**, T-Mobile West Tower LLC ("T-Mobile") provides telecommunications services within the State of Arizona and offers its services to Surprise residents;

**WHEREAS**, T-Mobile entered into an Option and Lease Agreement on November 5, 2003 ("Ground Lease") (such Ground Lease is incorporated by reference) with the City for the purpose of placing wireless service facilities on an erected pole on or around the Surprise Recreation Campus;

**WHEREAS**, T-Mobile desires to extend the term of the Ground Lease, add additional equipment onto the existing tower, and retain the ability to expand the Ground Lease square footage with City approval, in exchange for continuing and increased monthly lease payments to the City;

**WHEREAS**, the additional equipment collocated onto T-Mobile's existing tower is also intended to enhance the wireless services near or around said tower; and

**WHEREAS**, the Mayor and City Council of the City of Surprise find that entering into a First Amendment to the Ground Lease is in the best interest of the City and its residents.

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

**Section 1.** The City of Surprise hereby agrees to enter into the First Amendment to Option and Lease Agreement between the City of Surprise and T-Mobile West Tower LLC which is attached hereto as Exhibit A.

**Section 2.** The City Manager or their designee is authorized to execute any documents and instruments, on behalf of the City of Surprise.

*SIGNATURES ON THE FOLLOWING PAGE.*

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney





## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023

Contact Person: Trever Fleetham, PLANNER  
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

---

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

---

### **Agenda Wording:**

Consideration and action pertaining to a Major Planned Area Development ("PAD") Amendment to the North Copper Canyon (Austin Ranch) PAD, generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185<sup>th</sup> Avenue; Ordinance #2023-09.

---

### **Motion:**

Motion to approve Ordinance #2023-09.

---

### **Background:**

Hans Koppenhoefer with Courtland Homes, Inc. requests a Major Planned Area Development (PAD) Amendment to the North Copper Canyon (formerly Austin Ranch) PAD to incorporate additional property currently within the Burke PAD, repeal the Burke PAD, modify the land use map, and update the roadway circulation network. The subject area is generally located west of Grand Avenue and Deer Valley Road.

---

### **Objective Analysis:**

This Major PAD Amendment would allow the applicant to develop the property with residential subdivisions.

---

### **Policy Compliant:**

The requested Major PAD Amendment, as outlined and detailed in the amendment document, is consistent with the Surprise Land Development Ordinance, the North Copper Canyon PAD, and advances the goals and policies of the General Plan.

---

### **Financial Impact:**

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

---

### **Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

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

---

**ATTACHMENTS:**

1. 00 - FS22-1245 North Copper Canyon Major PAD Amendment - Staff Report 041823 CC
  2. 01 - FS22-1245 North Copper Canyon Major PAD Amendment - Vicinity Map
  3. 02 - FS22-1245 North Copper Canyon Major PAD Amendment - Zoning Map
  4. 03 - FS22-1245 North Copper Canyon Major PAD Amendment - Amendment Document
  5. 04 - FS22-1245 North Copper Canyon Major PAD Amendment - Luke Letter
  6. 05 - FS22-1245 North Copper Canyon Major PAD Amendment - Affidavit of Site Posting
  7. 06 - FS22-1245 North Copper Canyon Major PAD Amendment - Citizen Participation Report
  8. 07 - FS22-1245 North Copper Canyon Major PAD Amendment - Ordinance
  9. FS22-1245 North Copper Canyon Major PAD Amendment - 041823 CC
-

# MAJOR PAD AMENDMENT

## REPORT TO THE CITY COUNCIL

---

**Case:** **FS22-1245**

**Project Name:** North Copper Canyon Major PAD Amendment

**Council District:** 1 – Acacia

**Meeting Date:** **April 18, 2023**

**Planner:** Trever Fleetham, AICP

---

**Owner:** Courtland Homes, Inc

**Applicant:** Hans Koppenhoefer with Courtland Homes, Inc.

**Request:** Major Planned Area Development (PAD) Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD, repeal the Burke PAD, modify the land use map, and update the roadway circulation network.

**Site Location:** Generally located west of Grand Avenue and Deer Valley Road, within the North Copper Canyon (Austin Ranch) PAD.

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035.

**Support/Opposition:** See attached Citizen Participation Report

**Commission Recommendation:** Commission recommended **approval** of case **FS22-1245**, subject to stipulations 'a' and 'b'.

38 **Project Description:**

39 Hans Koppenhoefer with Courtland Homes, Inc. requests a Major Planned Area  
40 Development (PAD) Amendment to the North Copper Canyon (formerly Austin Ranch)  
41 PAD to incorporate additional property currently within the Burke PAD, repeal the Burke  
42 PAD, modify the land use map, and update the roadway circulation network. The subject  
43 area is generally located west of Grand Avenue and Deer Valley Road.  
44

45 **Background:**

46  
47 **May 23, 1987:** The Mayor and City Council approved Ordinance #87-03, annexing the  
48 subject property into the City of Surprise.  
49

50 **May 27, 2004:** The Mayor and City Council approved Ordinance #04-20 for the Austin  
51 Ranch PAD (PAD03-278).  
52

53 **October 13, 2005:** The Mayor and City Council approved Ordinance #05-50 for the Burke  
54 PAD (PAD05-175).  
55

56 **April 4, 2018:** The Community Development Director administratively approved a Minor  
57 Amendment to the Austin Ranch PAD to amend the required garage size under FS18-  
58 033.  
59

60 **February 18, 2020:** The Mayor and City Council approved Ordinance #2020-03 for a  
61 Major Amendment to the Austin Ranch PAD to add land, modify uses and development  
62 standards, and change the name to North Copper Canyon (case FS19-431).  
63

64 **June 2, 2022:** The Community Development Director administratively approved a Minor  
65 Amendment to the North Copper Canyon PAD to clarify garage setbacks under case  
66 FS22-0484.  
67

68 **September 29, 2022:** The Community Development Director administratively approved  
69 a Minor Amendment to the North Copper Canyon PAD to modify a stipulation of PAD03-  
70 278 (case FS22-1328).  
71

72 **November 29, 2022:** The Community Development Director administratively approved a  
73 Minor Amendment to the North Copper Canyon PAD to modify the garage size for low  
74 density residential under case FS22-1312.  
75

76 **March 1, 2022:** A Concept Review Meeting Waiver was approved for the subject request.  
77

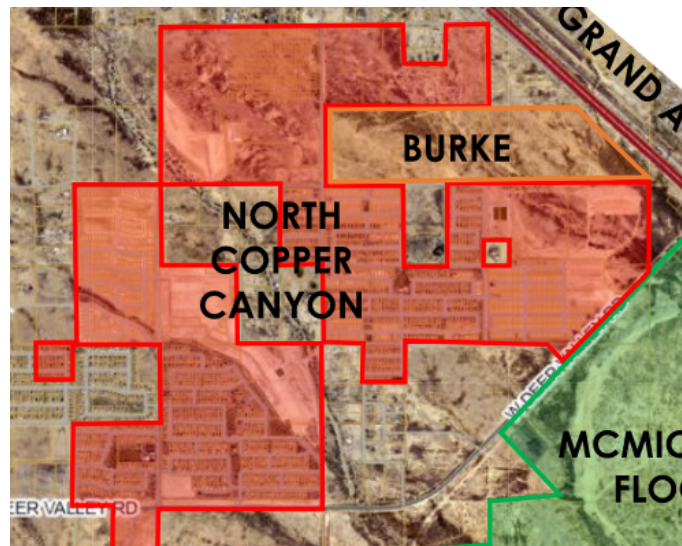
78 **September 2, 2022:** The applicant submitted for a Major Amendment to the North Copper  
79 Canyon PAD under case FS22-1245, the subject case.  
80



**March 16, 2023:** A public hearing was held with the Planning & Zoning Commission for case FS22-1245, the subject case. The Planning & Zoning Commission recommended approval to the Mayor and Council subject to stipulations 'a' and 'b'.

**Analysis and Discussion:**

North Copper Canyon, which was originally approved in 2004 under the Austin Ranch PAD, is currently being developed by Courland Homes. The area and boundaries of this master planned community have historically had excluded parcels of land. Additionally, the North Copper Canyon (formerly Austin Ranch) PAD surround another PAD known as Burke on three (3) sides (see below). In 2020, Courtland Homes purchased the property that makes up the Burke PAD.



In an effort to improve the roadway circulation network and to create a more cohesive development, Courtland is requesting that the property of the Burke PAD be incorporated into the North Copper Canyon PAD. The Burke PAD would subsequently be repealed as it would no longer be needed.

The Burke PAD allows for low and medium density residential development. With the incorporation into North Copper Canyon, the applicant proposes to retain those land use designations with variations in total dwelling unit counts and lot sizes. The total medium density lots are proposed to decrease by approximately eight (8) lots. The total low density residential lots are proposed to increase by approximately 141 due to the intended change from 70' wide lots to 45' wide lots. The proposed changes upon inclusion allow these areas to better match the existing North Copper Canyon areas to the north and south. Once incorporated, these parcels will develop to the existing North Copper Canyon PAD development standards.

The applicant is also proposing changes to existing North Copper Canyon parcels to the north of the Burke property to couple the changes noted above. Parcels 6 and 7 of the existing North Copper Canyon PAD allow for 45'x110' lots, which will be changed to 45'x115' lots. Parcel sizes and boundaries for both the Burke property and the affected North Copper Canyon properties are being updated for clarity and to be in line with the roadway circulation and open space changes.

### ***Roadway Circulation***

The Burke PAD was planned with two intersections on Norwich Drive within 150 feet of Grand Avenue. With the inclusion of this property into the North Copper Canyon PAD, the roadway circulation can be incorporated into the overall development's circulation pattern for a more cohesive and safe network. The applicant is proposing to shift access to Norwich Drive to the west at 176<sup>th</sup> Avenue to remove a potential five (5) way intersection, reduce the amount of intersections at Norwich Drive, and to provide for appropriate spacing from Grand Avenue. Additionally, the internal collector network will be updated to accommodate the inclusion of the Burke property and align with current Traffic Impact Analyses and existing roadways.

### ***Open Space & Amenities***

The combined open space requirement for the existing North Copper Canyon and Burke PADs is 126.8 acres. The combination of these two PADs, along with the updates in land use parcels and roadway circulation, allows for the open space areas to be updated as well. The proposal includes an increase in open space area of 5%, resulting in a total of 133.1 acres. These areas will include a parks, drainage corridors, and bicycle and pedestrian trails and sidewalks.

The drainage corridor is being realigned with the subject amendment and is planned as a greenbelt linear park open space. Along this corridor, three (3) parks are proposed with direct access to the linear park. One of these, East Park, has already been planned and platted in an area south of the subject amendment area. The two additional parks, Pinnacle Park and Village Park, are planned to include various amenities such as pools, sports courts, dog parks, picnic facilities, playgrounds, trail connections, courtyards and other pedestrian amenities.

### **Utility and Services Table:**

|                 |                                |
|-----------------|--------------------------------|
| Electric:       | APS                            |
| Water:          | Beardsley                      |
| Wastewater:     | City of Surprise               |
| School District | Dysart Unified School District |

### **Conformance with Adopted Plans:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject PAD amendment proposes to incorporate an entitled residential area, amend its land uses to similar and appropriate designations, and reconfigure the traffic circulation and open space networks to be more cohesive. The proposal has been found to advance the following goals and policies of the General Plan:

- Roadway Systems Element; Goal 1 – Integrated Decisions; Policy #12: Strive to improve traffic flow by completing missing and incomplete links in the arterial network in Surprise.

The General Plan also states that in the Suburban Neighborhoods sub-area, new subdivisions should be connected to existing adjacent developments, or provide stub streets to future development areas, to allow for strong internal pedestrian, bicycle, and automobile connectivity. As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

#### **Reviewing Agencies:**

In addition to the standard city reviewing agencies, Maricopa Water District, Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

#### **Citizen Outreach:**

The applicant held a neighborhood outreach meeting on January 9, 2023 at 6pm at the Asante Preparatory Academy, and a virtual neighborhood outreach meeting on January 19, 2023 at 6pm. The meetings were posted and noticed per the requirements of the LDO and State Statute. Four (4) people attended the in-person meeting and two (2) people attended the virtual. Questions/concerns fielded were predominately about area traffic, roads, and signals. See the attached Citizen Participation Report for a detailed summary.

#### **Summary:**

The proposal will incorporate the property currently within the Burke PAD into the North Copper Canyon (formerly Austin Ranch) PAD, repeal the Burke PAD, modify the land use map, and update the roadway circulation network.

#### **Findings:**

- The proposed Major PAD Amendment is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.

April 18, 2023 City Council  
Case: FS22-1245

North Copper Canyon Major PAD Amendment  
Page 5 of 6

193 **Recommendation:**

194  
195 Based on the findings noted above, the Planning & Zoning Commission recommended  
196 **approval** of case FS22-1245 to the City Council subject to stipulations 'a' and 'b' as follows:  
197

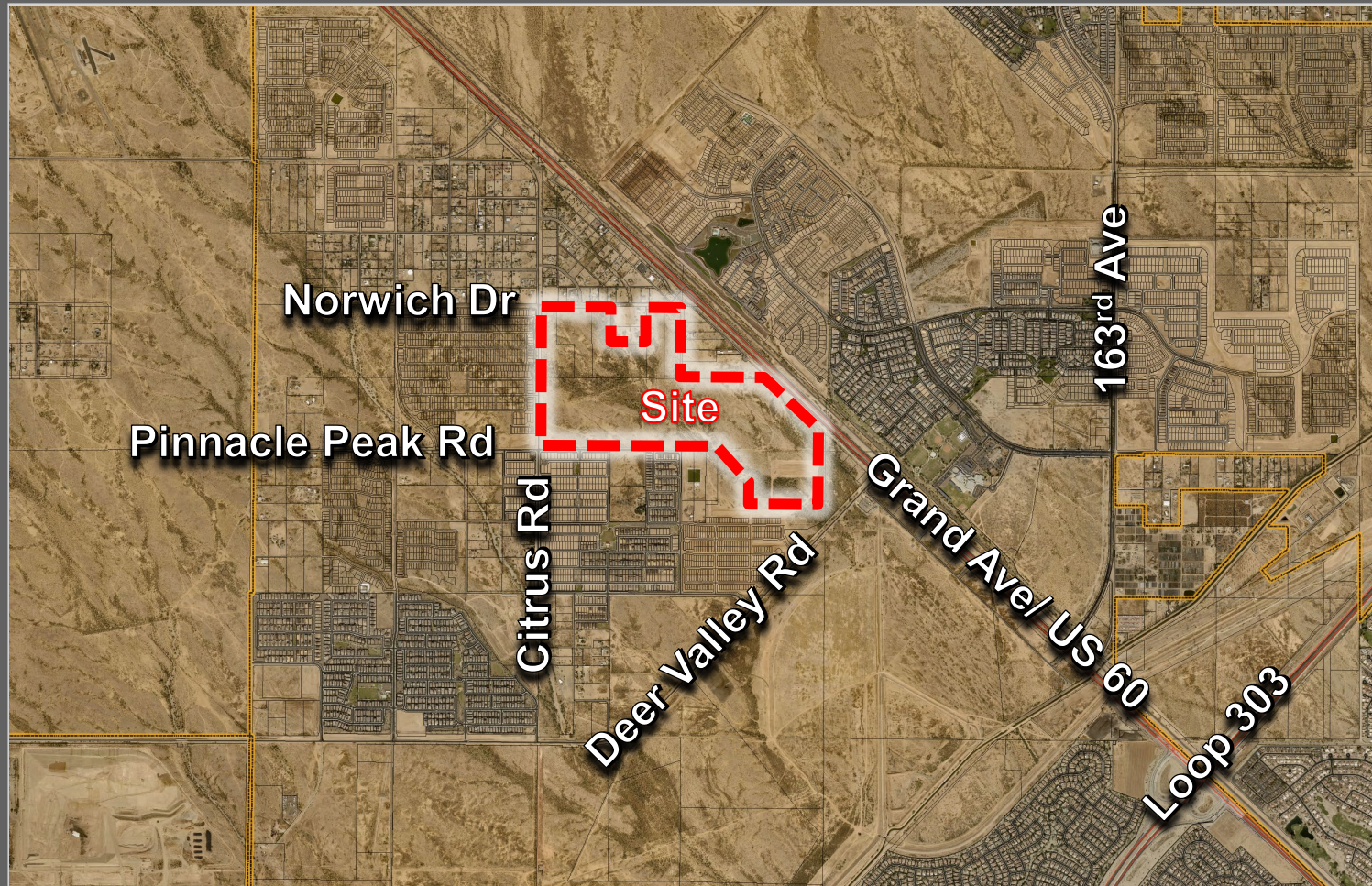
- 198 a. Development and use of the site shall be consistent with the PAD Amendment  
199 document entitled "1<sup>st</sup> Amendment North Copper Canyon Planned Area  
200 Development", prepared by Courtland Homes, Inc., dated January 19, 2023.  
201  
202 b. Non-compliance with the stipulations of approval of this case will be treated as a  
203 violation in accordance with the applicable provisions of the Surprise Municipal  
204 Code.  
205

206 However, should the City Council wish to **deny** of the request, the Council should make its  
207 own findings and base its decision on those alternative findings.  
208

209 **Attachments:**

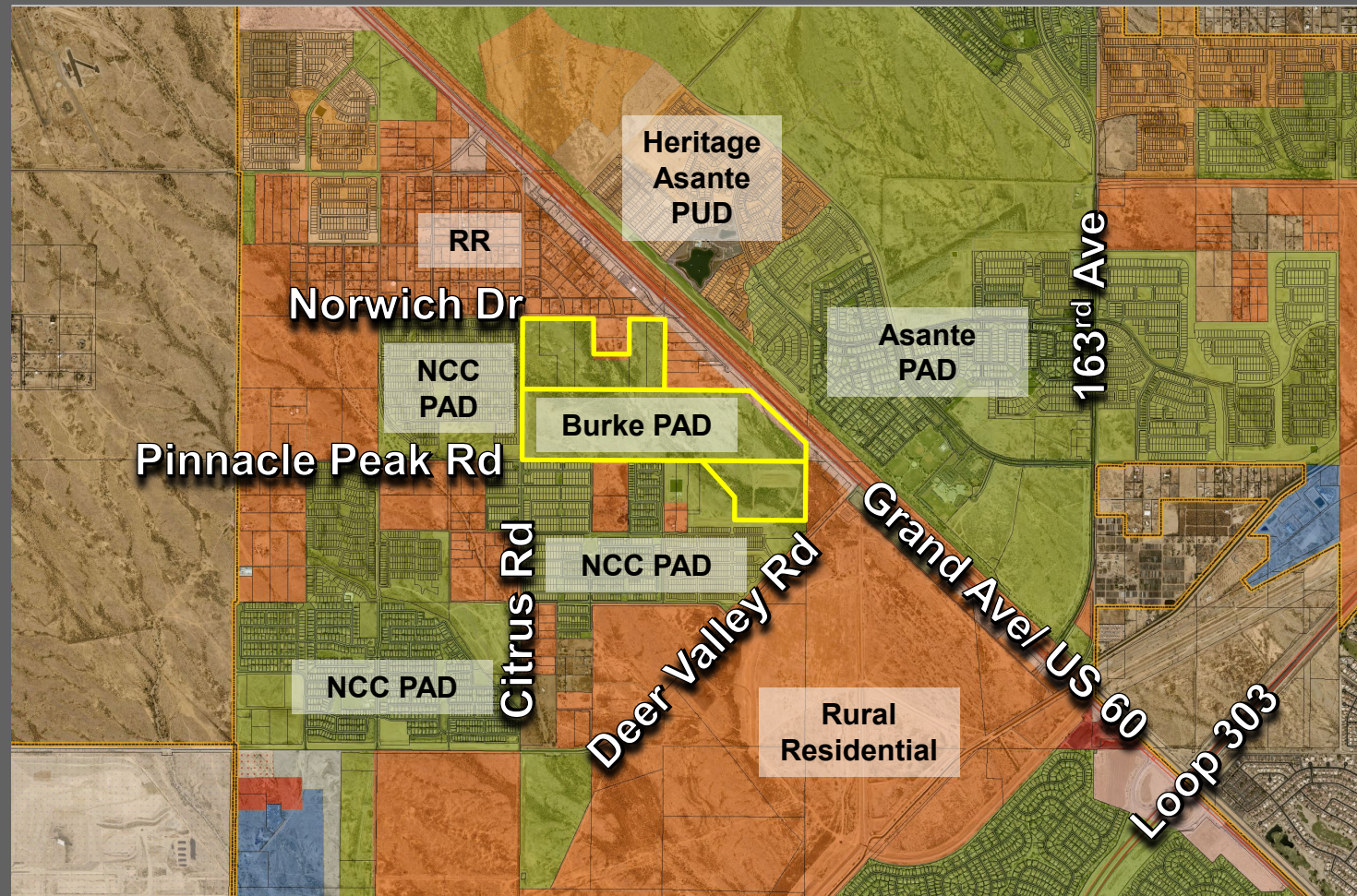
210  
211  
212 01 Vicinity Map  
213 02 Zoning Map  
214 03 PAD Amendment Document  
215 04 Luke Letter  
216 05 Affidavit of Site Posting  
217 06 Citizen Outreach Report  
218 07 Ordinance  
219 PPT





## FS22-1245 VICINITY MAP





# FS22-1245 ZONING MAP

**1st Amendment  
North Copper Canyon  
Planned Area Development**

**Original PAD03-278 (Ordinance #04-20) – Austin Ranch PAD I**

**6<sup>th</sup> Amendment Austin Ranch PAD I**

**Burke PAD05-175 (Ordinance #05-50) to be terminated**

**Now North Copper Canyon**

**West of Deer Valley Road and Grand Avenue**

**Case No.: FS22-1245**

**First Submittal: August 16, 2022**

**Second Submittal: November 9, 2022**

**Third Submittal: December 21, 2022**

**Fourth Submittal: January 19, 2023**

## Development Team

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*Attorney:*

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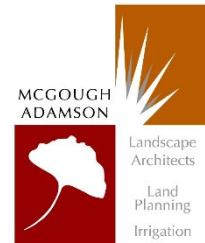
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## Table of Contents

|                                                                      |    |
|----------------------------------------------------------------------|----|
| Background                                                           | 4  |
| Request                                                              | 4  |
| Additional Property and Amenity Upgrades                             | 4  |
| Amendment – Open Space                                               | 6  |
| Amendment – Update to Circulation and Traffic                        | 7  |
| Amendment – Additional Circulation Improvements                      | 7  |
| Summary                                                              | 8  |
| Appendices                                                           |    |
| Appendix 1 – PAD Amendment List                                      | 10 |
| Exhibits                                                             | 11 |
| Exhibit A1 – Existing Zoning Boundary Exhibit                        |    |
| Exhibit A2 – Proposed Zoning Boundary Exhibit                        |    |
| Exhibit B1 – Current Land Use Map                                    |    |
| Exhibit B2 – Proposed Land Use Map                                   |    |
| Exhibit C – General Plan Map                                         |    |
| Exhibit D – Proposed North Copper Canyon Development Standards Table |    |
| Exhibit E – Proposed North Copper Canyon Single Family Site Data     |    |
| Exhibit F – Proposed North Copper Canyon Site Data                   |    |

## **Background**

Courtland Homes, Inc. (“Courtland”) is the developer of the old Austin Ranch Planned Area Development (“PAD”), now marketed and renamed North Copper Canyon. The North Copper Canyon project is located in Northwest Surprise (“City”), generally north and west of the intersection of Grand Avenue and West Deer Valley Road. North Copper Canyon is implementing the Austin Ranch PAD approvals, including the recently added parcels that were incorporated into the master plan in February 2020. A list of the previously approved amendments to the Austin Ranch PADs are shown in Appendix 1.

## **Request**

Courtland has purchased additional property adjacent to the North Copper Canyon PAD and would like to request it be incorporated into the overall North Copper Canyon development plan. The intent of adding this land to the North Copper Canyon PAD will allow the traffic and circulation issues to be addressed and memorized within this amendment (the “Amendment”). The Amendment also will modify the internal road network within North Copper Canyon along Citrus Road and Pinnacle Peak Road to be consistent with prior final plat approvals. Courtland and its consultant team have had meetings with City staff and reached an agreement to resolve a potential traffic issue near Norwich Drive and Grand Avenue.

A single map that summarizes this PAD amendment can be found within **Exhibit B2**. If approved, this request would:

- Modify the land uses per Exhibit B2 and follow the allowed development standards within the North Copper Canyon PAD
- Update the roadway circulation network as shown in Exhibit B2
- Update the total open space area requirements
- Allow for (at developer’s discretion) to pursue detention (pre-development versus post-development) drainage analysis

## **Amenity Upgrades**

In December of 2020, Courtland purchased the Additional Property, the location of which is bounded by Citrus Road on the west, Pinnacle Peak Road on the south, Grand Avenue to the east and approximately ¼ mile south of Norwich Drive on the north (“Additional Purchase”). The Additional Purchase has a total area of approximately 148 gross acres. The Additional Purchase is currently zoned as PAD05-175 (Ordinance 05-50) under the name of ‘Burke Property.’ The intent of this Amendment is to replace the entitlements of the Additional Purchase with the entitlements of the overall North Copper Canyon PAD.

The amenity upgrades we are proposing are shown in **Exhibit B2**. These upgrades include a substantial increase in the number of amenities, or newly added amenities, that were not required with the previous entitlements (pools, for example). It also includes an approximate 45-acre greenbelt linear park open space. Along this corridor three (3) parks are proposed with direct access to the linear park. The three parks are planned to include the following:

- East Park – This is the park that was approved within FS19-721 (North Copper Canyon Village Phase I) and was approved with final plat application FS22-0106 (North Copper Canyon Village Parcel 1.3)
- Pinnacle Park – This park includes pickleball courts and dog park uses and is located near the Pinnacle Peak Road alignment.
- Village Park – This park is planned to be the “flagship” park for the medium density portion of the master planned community. This park is located near the middle of the Additional Purchase property. Village Park within the Burke PAD was not previously required.

A more detailed list of the planned amenities may include:

- Pool Complex
  - Toddler Pool with beach entry
  - Adult Pool
  - Restroom Building
- Lighted Exercise Loop
- Game Zone
  - Pickleball Courts (w/ tennis court also striped)
  - Basketball Court (glass backboards and professionally coated)
  - Horseshoe Pits
  - Bag Toss Artificial Turf Area (multiple courts)
- Kid Zone
  - 45' x 60' Steel Shade Ramada
  - 2-5 year-old playground
  - 5-12 year-old playground
  - Swing Set
  - Picnic Table Pavilion
- Dog Park
  - Gated
  - 2 Turf Play Areas
- Two (2) Picnic Groves
  - One adult area picnic grove
  - One Toddler area picnic grove
- Entry Courtyard
  - Tree-lined gathering area
  - Bike racks
  - Oversized checkerboard
  - Seating nodes
  - Checkerboard tables

A linear open space corridor is proposed to connect the enhanced amenities described above. This is expected to consist of approximately 45 gross acres of land with a minimum corridor width of 75' and an average width of 100' to be maintained by the homeowner's association.

The amenity zoning requirement table as compared to the proposed amenities in this Amendment is shown in Table A.

**TABLE A – AMENITY COMPARISON TABLE**

| Amenity                                                                                                          | Current<br>Zoning<br>Requirement | Current<br>Additional Purchase<br>Zoning Requirement | Proposed<br>Amenities | Percent<br>Above<br>Requirement |
|------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------|-----------------------|---------------------------------|
| Pools                                                                                                            | 0                                | 0                                                    | 3                     | 300%                            |
| *Pocket Park                                                                                                     | 9                                | 2                                                    | 12                    | 9%                              |
| Tot Lots                                                                                                         | 8                                | 2                                                    | 11                    | 10%                             |
| **Ramadas (Sq. Ft.)                                                                                              | 2,048                            | 512                                                  | 10,784                | 321%                            |
| 1/2 Basketball                                                                                                   | 1                                | 0                                                    | 8                     | 700%                            |
| Tennis                                                                                                           | 1                                | 0                                                    | 1                     | 0%                              |
| Volleyball                                                                                                       | 1                                | 0                                                    | 2                     | 100%                            |
| Soccer                                                                                                           | 1                                | 0                                                    | 2                     | 100%                            |
| Pickleball                                                                                                       | 0                                | 0                                                    | 6                     | 600%                            |
| Dog Parks                                                                                                        | 0                                | 0                                                    | 4                     | 400%                            |
| Baseball Field                                                                                                   | 0                                | 0                                                    | 1                     | 100%                            |
| Bocce Courts                                                                                                     | 0                                | 0                                                    | 4                     | 400%                            |
| Splashpad                                                                                                        | 0                                | 0                                                    | 1                     | 100%                            |
| *Includes Highly Amenitized Copper Park, Canyon Park, East Park and North Park                                   |                                  |                                                      |                       |                                 |
| **A minimum of one 40' x 60' and 16' x 16' ramada at each Highly Amenitized Park,<br>16'x16' required elsewhere. |                                  |                                                      |                       |                                 |

In the zoning requirements for each existing PAD within the City, a pocket park must include a playground, ramada and turf. 8 of the 12 pocket parks (67%) exceed these amenity requirements as they have additional amenities above and beyond the requirements of the City's zoning. Some of these additional amenities include:

- Pools
- Professionally coated full length basketball courts with adjustable glass/acrylic backboards
- Full length soccer field with ramada team benches
- Bocce Courts
- Fenced-in little league field with warning track and infield
- Pickleball Courts (some striped for tennis also)
- Splashpad

### **Land Use Changes**

The Additional Purchase total number of medium density lots is proposed to decrease as compared to what is allowed by the current zoning. The decrease in total medium density lots is reflected in the following Parcels: Parcel 8, Parcels B/C and Parcels E, F, G & H. This is also shown on the land use map within ***Exhibit B2***. Therefore, the total zoned medium density lots in this Amendment is proposed to decrease by approximately 8 lots.

The larger low density residential dwelling units are proposed to increase by approximately 141 total lots. This is largely because the change in lot size for Parcel A and increased efficiencies in land usage from adding the Additional Property into North Copper Canyon. Parcel A is proposing to



change the current zoning from 70' wide lots to 45' wide lots which is within the same low density residential dwelling unit category previously approved. The proposed change in lot size proposes that Parcel A be zoned consistent with the adjacent property north of Parcel A within North Copper Canyon (see ***Exhibit B2***).

### **Amendment – Open Space**

The PAD zoning open space requirement for the land shown within the current North Copper Canyon and Burke PAD zoning is 126.8 acres. This Amendment proposes a total of 133.1 acres for the same area. This is an increase of 5% from what was approved in the 2020 North Copper Canyon PAD Amendment and approved Burke PAD. The open space component includes the public park, linear park/drainage corridors, HOA maintained parks, school sites, pedestrian bike/trail areas and tracts within final plats.

### **Amendment – Update to Circulation and Traffic**

This Amendment intends to resolve currently planned intersection spacing issues at Norwich Drive and Grand Avenue. Courtland is seeking a modification to the eastern circulation section of the Additional Purchase. The Additional Purchase (per current zoning) has a circulation pattern that contributes additional traffic to Norwich Drive within 150 feet of Grand Avenue intersection at two (2) roadway points:

- 175th Avenue and Norwich Drive and
- Grand Avenue Frontage Road and Norwich Drive

The currently planned intersection spacing, if implemented, would create an unsafe roadway section as to intersection spacing and roadway design near the Grand Avenue and Norwich intersection.

This PAD Amendment proposes a significant improvement, by placing roadway intersections further away from Grand Avenue by taking all of the trips from lots within the PADs (that previously would have used 175th Avenue or the frontage road) west to 176th Avenue. By moving this intersection approximately 300' to the west (and not extending frontage road), the roadway, traffic circulation and location of minor intersections west of Grand Avenue removes a five (5) way intersection located within 150 feet of Grand Avenue. These discussions have been vetted with the Applicant and City staff since the acquisition of the Additional Purchase.

### **Amendment – Additional Circulation Improvements**

The Amendment intends to adjust internal roadway improvements to adapt to the Additional Purchase and already approved platting of adjacent property.

The current North Copper Canyon PAD does not have a requirement to build a collector road ¼ mile south of Norwich Drive (running east-west). This is in conflict with the Additional Purchase existing zoning, which showed a half street collector street along this alignment. Consistent with the North Copper Canyon PAD and the traffic impact analysis, no collector street is proposed or necessary.

Similarly, north of Pinnacle Peak Road, the Additional Purchase zoning shows a collector street intersection approximately 200 feet west of an existing local street/collector street intersection at 175th Lane and Pinnacle Peak Road. No collector street is required per the traffic impact analysis, thus no need for a collector street to be built within the Additional Purchase property.

**Exhibit B2** shows the proposed internal collector streets proposed as part of this PAD Amendment. Some internal collector streets within North Copper Canyon have already been partially dedicated and constructed and shall be extended consistent with what has already been completed to ensure consistency.

Circulation system changes are addressed and approved through the traffic impact analysis supporting this PAD A.

### **Detention**

The current City of Surprise Planning and Engineering Design Standards allow for use of detention versus retention. Detention is the process where engineering analysis shows that the post-development storm water flows leaving the property do not exceed the pre-development flows.

In order to implement this allowed drainage strategy, staff has requested that it be included in a PAD Amendment. Therefore, at developer's election, we ask that the City support a detention drainage concept (as compared to retention) for stormwater storage provided developer prepares a drainage report showing that post development stormwater flows will not increase for the 10-year and 100-year storm event from the pre-development condition. The report shall be reviewed and approved by the City of Surprise prior to developer being allowed to utilize detention. Developer can utilize stormwater storage elsewhere in the North Copper Canyon PAD as part of its detention analysis. Provided drainage report mentioned above is approved, detention would be allowed within Parcels 6/7/A, 8, B-H, 15, 16 and 29.

### **Summary**

This Amendment continues Courtland's track record of providing great parks, trails and other open space amenities. The increased quantity and quality of amenities being proposed by this Amendment demonstrates Courtland's commitment to providing a highly rated master planned community for existing and future residents of North Copper Canyon and the City of Surprise. This coordinated planning and circulation effort will benefit the existing and future residents, while combining what could have been competing and confusing growth in this area of the City.

Switching the collector requirement from 175th Ave. to 176th Ave. at Norwich Drive will alleviate contributing additional traffic from future development too close to the intersection of Norwich Drive and Grand Avenue (US 60). In addition, the internal circulation network has been updated to be consistent with prior approvals.

We respectfully request staff's concurrence with this PAD Amendment so it can be approved and incorporated into the zoning of the subject properties. Thank you and we look forward to working with the City on the Amendment's approval.

## Appendix 1

**Austin Ranch PAD I (PAD03-278) – Initial Approval**

**Austin Ranch PAD I – 1<sup>st</sup> Amendment (FS18-033) – Garage Size**

**Austin Ranch PAD I – 2<sup>nd</sup> Amendment (FS19-431, Ordinance 2020-03) – Added Land, modified uses and development standards, name change to “North Copper Canyon”**

**Austin Ranch PAD I – 3<sup>rd</sup> Amendment (FS22-0484) – Garage Setback Clarification for Medium Density Residential (Final Plat Parcels 1.1 & 1.2)**

**Austin Ranch PAD I – 4<sup>th</sup> Amendment (FS22-1328) – Stipulation Modification**

**Austin Ranch PAD I – 5<sup>th</sup> Amendment (FS22-1312) – Garage Size for Low Density Residential (Final Plat Parcels 2.1, 2.2, 3.0 & 4.1)**



**Exhibit A1**

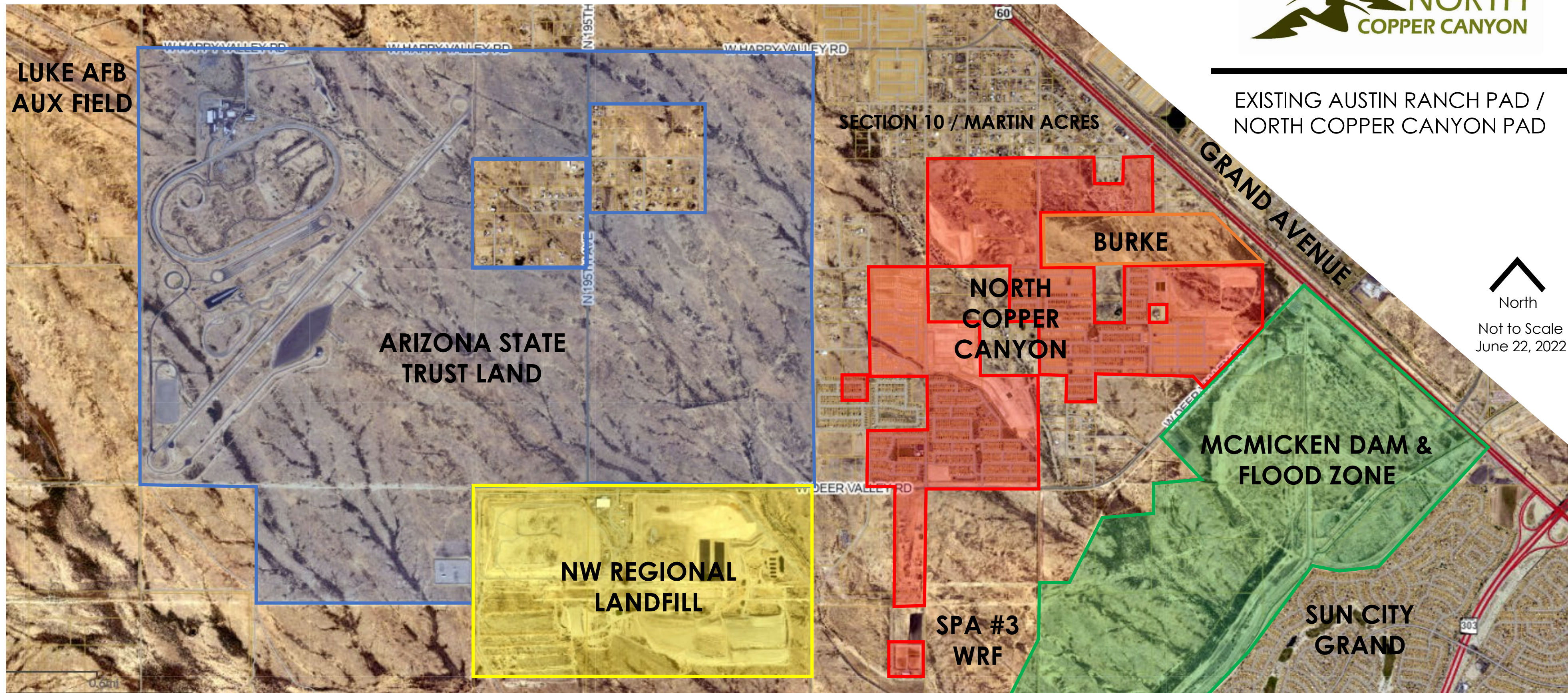




EXISTING AUSTIN RANCH PAD /  
NORTH COPPER CANYON PAD



North  
Not to Scale  
June 22, 2022





**Exhibit A2**



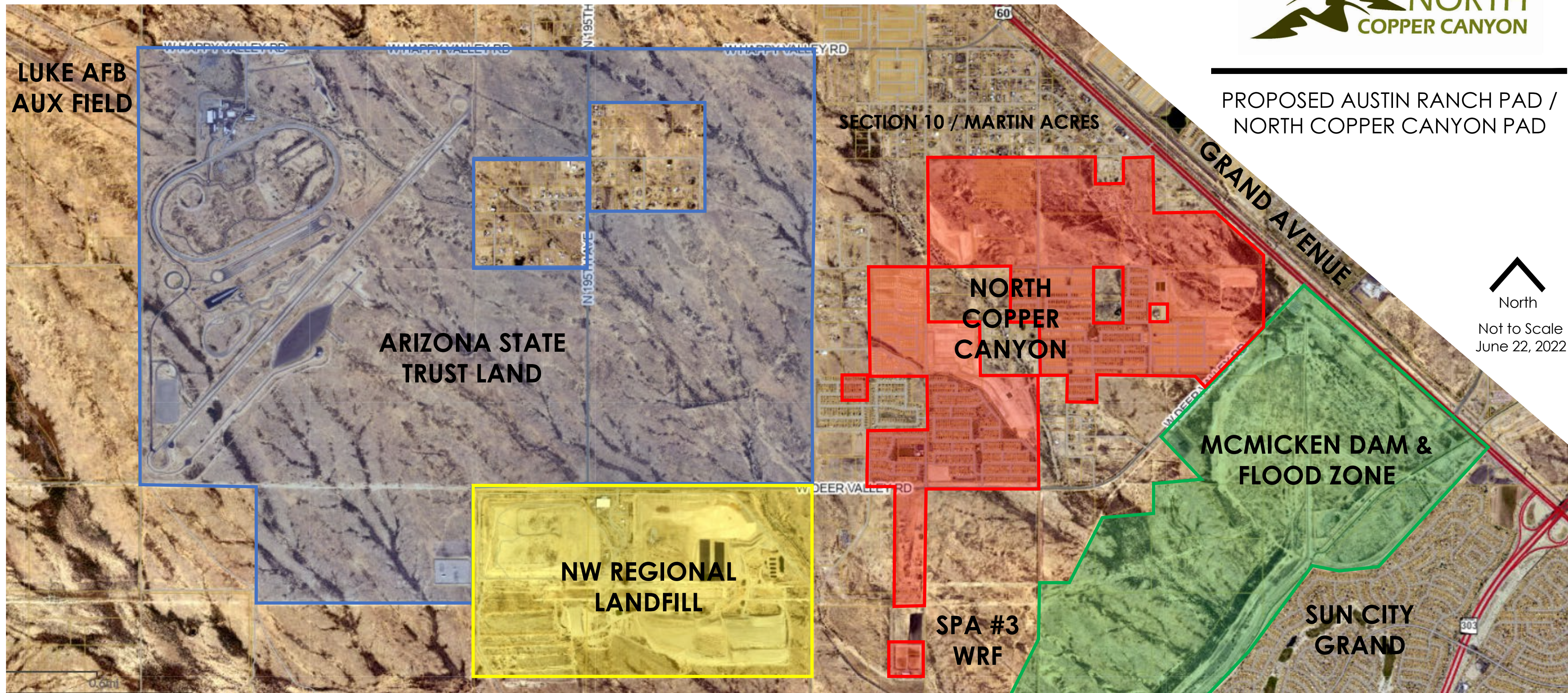


PROPOSED AUSTIN RANCH PAD /  
NORTH COPPER CANYON PAD



North

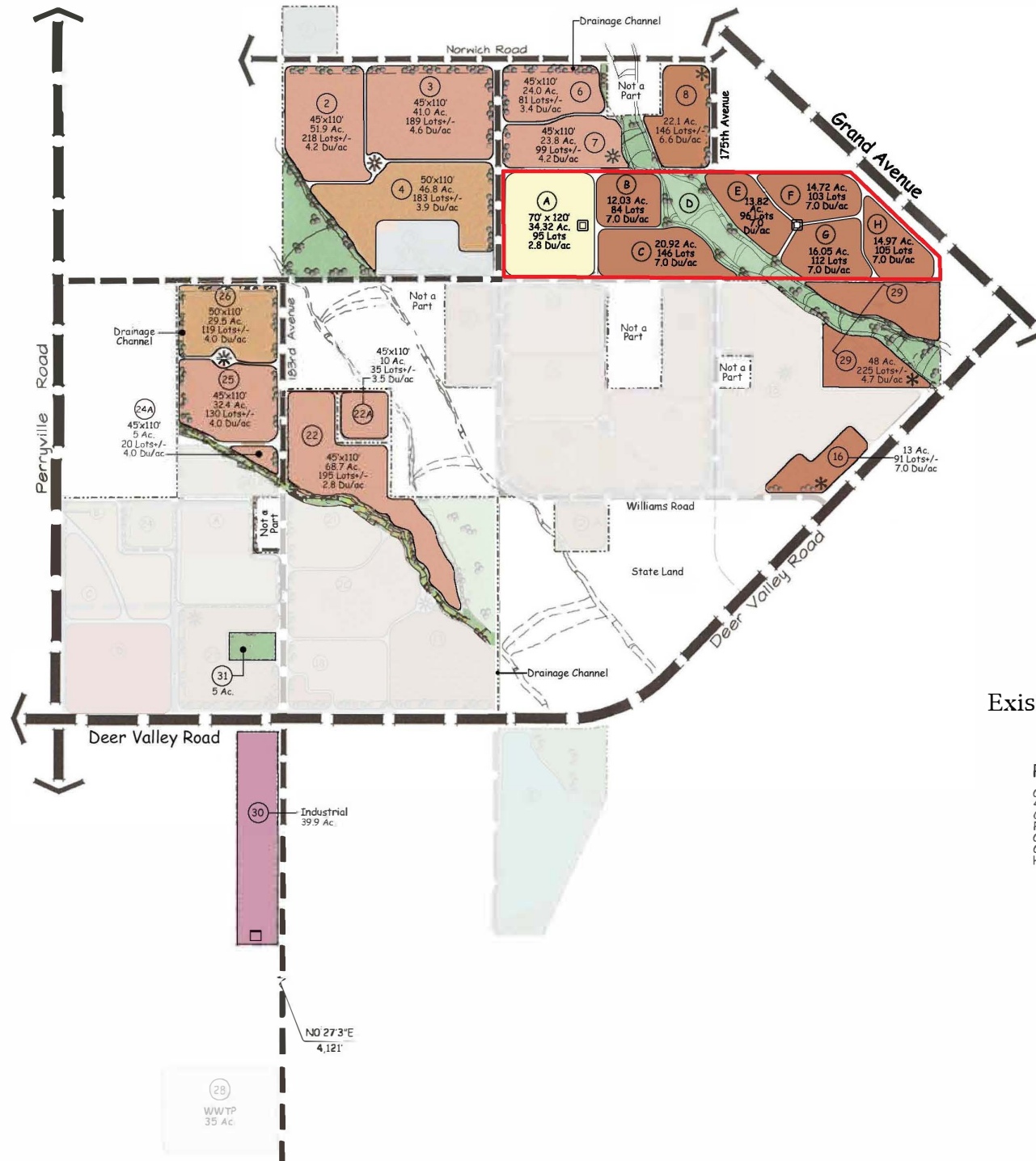
Not to Scale  
June 22, 2022





## Exhibit B1

# EXHIBIT B1



- Legend**
- R-2 3,000 SF
  - R1-5 45' x 110'
  - R1-5 50' x 110'
  - R1-5 70' x 120'
  - Industrial
  - Open Space
  - \* Entry Feature
  - \* Pocket Park
  - Tot Lot
  - Red Outline Burke Property



## Existing Conceptual Land Use Plan

**Prepared For:**  
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 Cell: 602.885.1634  
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 Christine Lyons, R.L.A.



Job# 02.36

Date: 08/15/03  
 Rev.: 11/05/03  
 Rev.: 05/26/04  
 Rev.: 05/05/05  
 Rev.: 06/13/19  
 Rev.: 10/09/19  
 Rev.: 11/07/19  
 Rev.: 11/09/22

## Exhibit B2



**NORTH  
COPPER CANYON**

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Contact:  
Christine Lyons, R.L.A.



North  
Not to Scale

Job# 02.36 Date: 11/2/2022

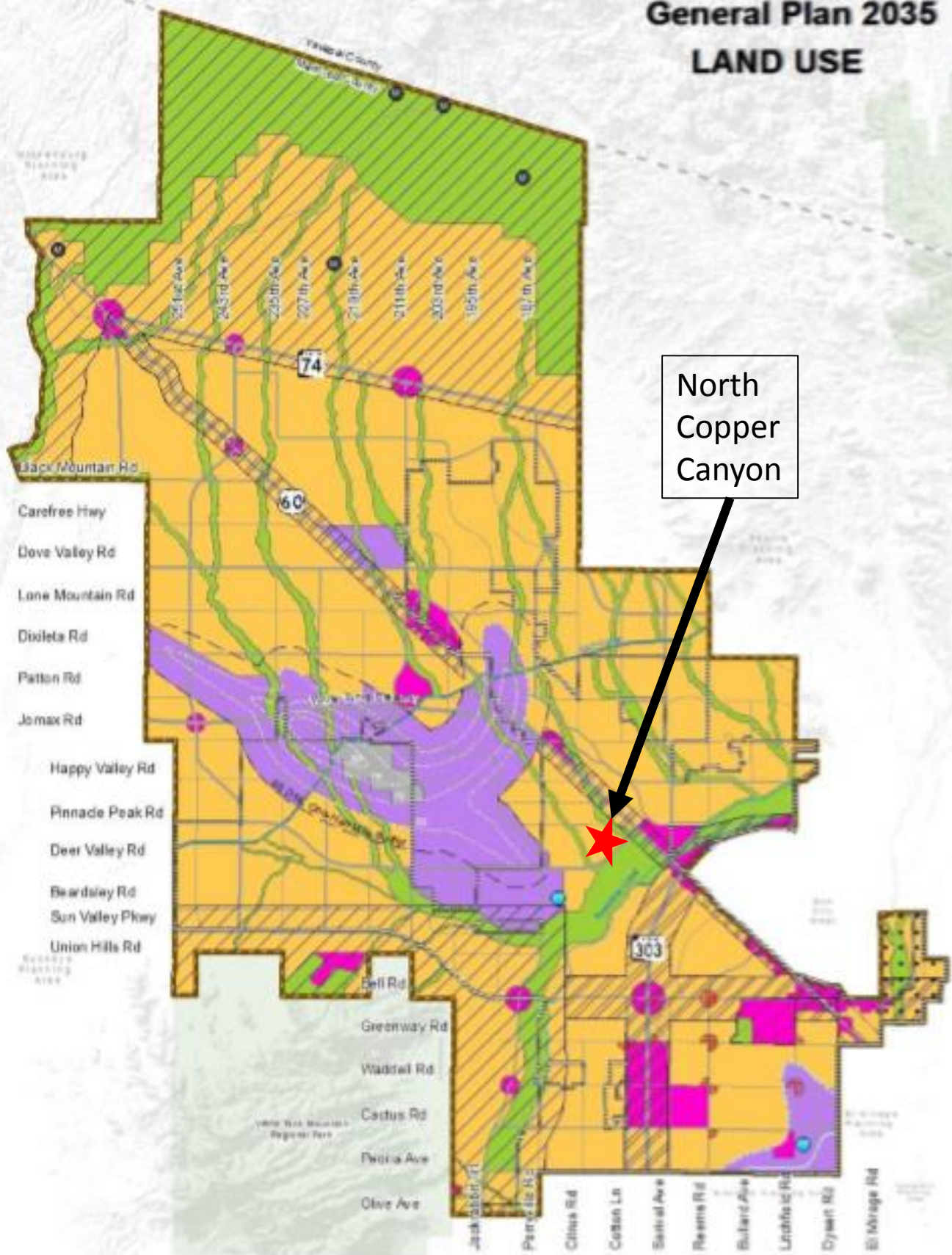


## Exhibit C



General Plan 2035  
LAND USE

North  
Copper  
Canyon



| Character Areas                                                                                                          | Sub Areas                             | Features                      | Circulation    |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------|----------------|
| Neighborhood<br>- Rural<br>- Suburban<br>- Urban                                                                         | Luke Compatibility District           | Planning Area                 | Freeway        |
| Commerce & Office<br>- Mixed Use: Residential<br>- Mixed Use: Commercial<br>- Regional Commercial<br>- Commercial Office | Scenic Lands Development              | Aux 1 Noise Contours          | Parkway        |
| Employment<br>- Business Park<br>- Industrial                                                                            | Surprise Center District              | Lake AFB Noise Contours       | Major Arterial |
| Open Space                                                                                                               | Surprise Heritage District            | Canals                        | Minor Arterial |
|                                                                                                                          | Transit Oriented Development District | Military                      | BNSF Rail      |
|                                                                                                                          | Aggregate Resource Areas              | Existing Community Commercial |                |
|                                                                                                                          |                                       | Public Facility               |                |
|                                                                                                                          |                                       | Mining                        |                |

0 1 2 Miles

**Exhibit D**



## Austin Ranch Development Standards Table

| Parcel #                         | 9,12,12A, 14,17,23,                                                  | 2,3,6,7,10, 21,22,22A,24, 24A,25,26, A                               | 11,13,20                                                             | 4, 26                                                                | 2,3,6,7,10, 21,22,22A,24, 24A,25,26                                  | 18                                                                   | 8, 15, 16, 29, B&C, E, F, G&H                                                | 19         | 30                |
|----------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------|------------|-------------------|
| Description                      | Res Lots Category A                                                  | Res Lots Category A-1                                                | Res Lots Category B                                                  | Res Lots Category B-1                                                | Res Lots Category C                                                  | Res Lots Category E                                                  | Res Lots No Category                                                         | Commercial | Industrial        |
| Min Area                         | 5,280 sf                                                             | 6,380 sf                                                             | 5,830 sf                                                             | 6,930 sf                                                             | 6,380 sf                                                             | 7,480 sf                                                             | 3,000 sf                                                                     | NA         | Per I-P ordinance |
| Max House Width                  | 35'                                                                  | 35'                                                                  | 43'                                                                  | 40'                                                                  | 45'                                                                  | 55'                                                                  | 40'                                                                          | NA         | NA                |
| Min Width                        | 48'                                                                  | 45'                                                                  | 53'                                                                  | 50'                                                                  | 58'                                                                  | 68'                                                                  | 35'                                                                          | 100'       | Per I-P ordinance |
| Min Depth                        | 110'                                                                 | 110'                                                                 | 110'                                                                 | 110'                                                                 | 110'                                                                 | 110'                                                                 | 80'                                                                          | NA         | Per I-P ordinance |
| Front                            | 12' FOR Living Area or Side Load Garage<br>20' for Front Load Garage | 12' for Living Area or Side Load Garage<br>20' for Front Load Garage | 12' for Living Area or Side Load Garage<br>20' for Front Load Garage | 12' for Living Area or Side Load Garage<br>20' for Front Load Garage | 12' for Living Area or Side Load Garage<br>20' for Front Load Garage | 12' for Living Area or Side Load Garage<br>20' for Front Load Garage | 12' for Living Area or Side Load Garage<br>18.5' for Front Load Garage ***** | 35'        | Per I-P ordinance |
| Side                             | 5'/8'                                                                | 5'/5'                                                                | 5'/5'                                                                | 5'/5'                                                                | 5'/5'                                                                | 5'/8'                                                                | Determined at the Plat Stage                                                 | 15' ****   | Per I-P ordinance |
| Street Side                      | 13'**                                                                | 13'**                                                                | 13'**                                                                | 13'**                                                                | 13'**                                                                | 13'**                                                                | 10'**                                                                        | 25'        | Per I-P ordinance |
| Rear                             | 15'*                                                                 | 15'*                                                                 | 15'*                                                                 | 15'*                                                                 | 15'*                                                                 | 15'*                                                                 | 10' Living 5' Garage 3' Rear Loaded Garage                                   | 25'*****   | Per I-P ordinance |
| Rear Adjacent to Arterial Street | 20'                                                                  | 20'                                                                  | 20'                                                                  | 20'                                                                  | 20'                                                                  | 20'                                                                  | 15' Living 10' Garage                                                        | NA         | Per I-P ordinance |
| Distance between/ House          | 10'                                                                  | 10'                                                                  | 10'                                                                  | 10'                                                                  | 10'                                                                  | 10'                                                                  | 0' for attached 6' for detached                                              | NA         | Per I-P ordinance |
| Bldg Height                      | 30'                                                                  | 30'                                                                  | 30'                                                                  | 30'                                                                  | 30'                                                                  | 30'                                                                  | 30'                                                                          | 35'        | Per I-P ordinance |
| Residential Zone Boundary        |                                                                      |                                                                      |                                                                      |                                                                      |                                                                      |                                                                      |                                                                              | 35'        | 35'               |

\*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

\*\*Setback includes adjacent landscape tract.

\*\*\*Use standards from Section 17.28.030 if site is developed with uses other than residential units.

\*\*\*\* Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section. Single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product.

\*\*\*\*\* Front facing garage setback shall maintain 20' measured from back of sidewalk to garage for Front Load Garage product.

Notes:

1. R-2 and Residential Lot Categories A, A-1, B-1 shall have right to have 20'x20' garage size, consistent with PAD Amendment 1 for PAD03-278

**Exhibit E**

| Site Data (PAD1) |                       |       |       |       |      |      |      |      |
|------------------|-----------------------|-------|-------|-------|------|------|------|------|
| Parcel           | Total Estimated Yield | MDR   | A     | A1    | B    | B1   | C    | D    |
|                  |                       | 30'   | 48'   | 45'   | 53'  | 50'  | 58'  | 68'  |
| 1                | 0                     |       |       |       |      |      |      |      |
| 2                | 218                   |       |       | 218   |      |      |      |      |
| 3                | 189                   |       |       | 189   |      |      |      |      |
| 4                | 183                   |       |       |       |      | 183  |      |      |
| 5                | 0                     |       |       |       |      |      |      |      |
| 6, 7 & A         | 416                   |       |       | 416   |      |      |      |      |
| 8                | 144                   | 144   |       |       |      |      |      |      |
| 9                | 84                    |       | 84    |       |      |      |      |      |
| 10               | 106                   |       |       |       |      |      | 106  |      |
| 11               | 99                    |       |       |       | 99   |      |      |      |
| 12               | 187                   |       | 187   |       |      |      |      |      |
| 12A              | 41                    |       | 41    |       |      |      |      |      |
| 13               | 102                   |       |       |       | 102  |      |      |      |
| 14               | 88                    |       | 88    |       |      |      |      |      |
| 15               | 522                   | 522   |       |       |      |      |      |      |
| 16               | 91                    | 91    |       |       |      |      |      |      |
| 17               | 147                   |       | 147   |       |      |      |      |      |
| 18               | 56                    |       |       |       |      |      |      | 56   |
| 19               | 0                     |       |       |       |      |      |      |      |
| 20               | 130                   |       |       |       | 130  |      |      |      |
| 21               | 87                    |       |       |       |      |      | 87   |      |
| 22               | 195                   |       |       | 195   |      |      |      |      |
| 22A              | 35                    |       |       | 35    |      |      |      |      |
| 23               | 138                   |       | 138   |       |      |      |      |      |
| 24               | 29                    |       |       |       |      |      | 29   |      |
| *24A             | 61                    |       |       | 61    |      |      |      |      |
| 25               | 130                   |       |       | 130   |      |      |      |      |
| 26               | 119                   |       |       |       |      | 119  |      |      |
| 28               | 0                     |       |       |       |      |      |      |      |
| 29               | 225                   | 225   |       |       |      |      |      |      |
| 30               | 0                     |       |       |       |      |      |      |      |
| 31               | 0                     |       |       |       |      |      |      |      |
| B & C            | 228                   | 228   |       |       |      |      |      |      |
| E, F, G & H      | 412                   | 412   |       |       |      |      |      |      |
| Total Yield      | 4,462                 | 1,622 | 685   | 1,244 | 331  | 302  | 222  | 56   |
| % of Total       |                       | 36.4% | 15.4% | 27.9% | 7.4% | 6.8% | 5.0% | 1.3% |

**Exhibit F**



| Site Data (PAD1) |                  |                 |            |                 |                  |                   |
|------------------|------------------|-----------------|------------|-----------------|------------------|-------------------|
| Parcel           | Proposed Use     | Proposed Zoning | Gross Area | Estimated Yield | Proposed Density | Proposed Lot Size |
| 1                | Park/Police/Fire | R1-5 PAD        | 9.9        | 0               | 0                | ---               |
| 2                | Single Family    | R1-5 PAD        | 51.9       | 218             | 4.2              | 45' x 110'        |
| 3                | Single Family    | R1-5 PAD        | 41         | 189             | 4.6              | 45' x 110'        |
| 4                | Single Family    | R1-5 PAD        | 46.8       | 183             | 3.9              | 50' x 110'        |
| 5                | School           | R1-5 PAD        | 17.3       | 0               | 0                | ----              |
| 6, 7 & A         | Single Family    | R1-5 PAD        | 86.3       | 416             | 4.8              | 45' x 115'        |
| 8                | Multi-Family     | R-2 PAD         | 27.7       | 144             | 5.2              | 3000 s.f.         |
| 9                | Single Family    | R1-5 PAD        | 20.6       | 84              | 4.1              | 48' x 110'        |
| 10               | Single Family    | R1-5 PAD        | 27.9       | 106             | 3.8              | 58' x 110'        |
| 11               | Single Family    | R1-5 PAD        | 25.8       | 99              | 3.8              | 53' x 110'        |
| 12               | Single Family    | R1-5 PAD        | 34.3       | 187             | 5.5              | 48' x 110'        |
| 12A              | Single Family    | R1-5 PAD        | 9.6        | 41              | 4.3              | 48' x 110'        |
| 13               | Single Family    | R1-5 PAD        | 31.7       | 102             | 3.2              | 53' x 110'        |
| 14               | Single Family    | R1-5 PAD        | 22.8       | 88              | 3.9              | 48' x 110'        |
| 15               | Multi-Family     | R-2 PAD         | 75.2       | 522             | 6.9              | 3000 s.f.         |
| 16               | Multi-family     | R-2 PAD         | 13         | 91              | 7                | 3000 s.f.         |
| 17               | Single Family    | R1-5 PAD        | 35.4       | 147             | 4.2              | 48' x 110'        |
| 18               | Single Family    | R1-5 PAD        | 22.4       | 56              | 2.5              | 68' x 110'        |
| 19               | Commercial       | C-2 PAD         | 5          | 0               | 0                | 0                 |
| 20               | Single Family    | R1-5 PAD        | 34         | 130             | 3.8              | 53' x 110'        |
| 21               | Single Family    | R1-5 PAD        | 21         | 87              | 4.1              | 58' x 110'        |
| 22               | Single Family    | R1-5 PAD        | 68.7       | 195             | 2.8              | 45' x 110'        |
| 22A              | Single-Family    | R1-5 PAD        | 10         | 35              | 3.5              | 45' x 110'        |
| 23               | Single Family    | R1-5 PAD        | 35.8       | 138             | 3.9              | 48' x 110'        |
| 24               | Single Family    | R1-5 PAD        | 9.8        | 29              | 3                | 58' x 110'        |
| 24A              | Single Family    | R1-5 PAD        | 15.2       | 61              | 4                | 45' x 110'        |
| 25               | Single Family    | R1-5 PAD        | 31.9       | 130             | 4.1              | 45' x 110'        |
| 26               | Single Family    | R1-5 PAD        | 29.1       | 119             | 4.1              | 50' x 110'        |
| 28               | WWTP             | ---             | 35.1       | 0               | ---              | ---               |
| 29               | Multi-family     | R-2 PAD         | 50.6       | 225             | 4.4              | 3000 s.f.         |
| 30               | Industrial       | I-P PAD         | 39.9       |                 |                  |                   |
| 31               | Open Space       | O-S PAD         | 5          |                 |                  |                   |
| B & C            | Multi-Family     | R-2 PAD         | 36.6       | 228             | 6.2              | 3000 s.f.         |
| E, F, G & H      | Multi-Family     | R-2 PAD         | 67.2       | 412             | 6.1              | 3000 s.f.         |
| Total            | ---              | ---             | 1094.5     | 4,462           | 4.1              | ---               |

Notes:

- Approximately 133.1 acres of open space will be provided within non-commercial/industrial parcels of the project. Open space includes recreational activity areas, pocket parks, retention and/or detention basins, drainage corridors, schools and landscape tracts. The 118.2 acres of open space (including but not limited to Parcel 27, schools and tracts within final plats) combined with the 9.9-acre (Parcel 1) and 5 acre (Parcel 31) area equals approximately 133.1 acres of open space.
- R-2 Product – Due to the highly specialized product design for the proposed medium density residential, once the product is approved for the initial final plat, the remainder of the product shall be allowed within the PAD.

**From:** [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)  
**To:** [Nichole Flores](#)  
**Cc:** [56 FW/CIT Community Initiative](#)  
**Subject:** RE: FS22-1245 North Copper Canyon PAD Amendment 1 - New Digital Submittal 09.02.22  
**Date:** Tuesday, September 13, 2022 10:00:56 AM  
**Attachments:** [smime.p7s](#)  
[ATT00001.txt](#)  
[ATT00002.htm](#)

---

Nichole,

Thank you for allowing Luke AFB to make comments on the North Copper Canyon PAD Amendment 1 application.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform occupants about Luke AFB operations.

Respectfully,

Mark James  
56th Fighter Wing, Community Initiatives Team  
Luke AFB AZ 85309  
Office: 623-856-9981  
DSN: 896-9981

-----Original Message-----

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>  
Sent: Tuesday, September 6, 2022 8:57 AM  
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>  
Cc: Tierney Farago <Tierney.Farago@surpriseaz.gov>  
Subject: [Non-DoD Source] FS22-1245 North Copper Canyon PAD Amendment 1 - New Digital Submittal 09.02.22

Good morning,

ON BEHALF OF TIERNEY FARAGO, attached please find the application, narrative and major PAD amendment for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

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This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

**AFFIDAVIT OF POSTING**

Application No: FS22-1245  
Applicant Name: Tiffany & Bosco  
Location: SEC Citrus Rd & Pinnacle Peak rd.  
Date Site Posted: 2/22/23

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 2/24/23  
Applicant/Representative Signature Date

This instrument was acknowledged before me on 2/22/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad  
Notary Public  
10-25-24  
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*



# Notice of Public Hearing City of Surprise

In-Person and Virtual

## Neighborhood Meeting

## Planning & Zoning

## City Council

In Person: January 9, 2023

Date: March 16, 2023

Date: April 18, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria  
23251 N 166th Dr Surprise, AZ 85387

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

A separate virtual open house will be held the following night:

Date: January 10, 2023 Time: 6:00 P.M.

To participate virtually, please see below:

Case number: FS22-1245

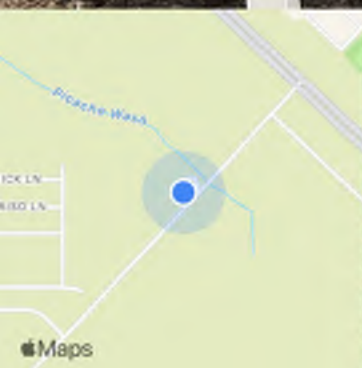
Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/18Zoning/north-copper-canyon-virtual-neighborhood-meeting>

You can also dial in using your phone. United States: +1 (224) 501-3412 Access Code: 838-937-197

A Major Planned Area Development (PAD) Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD and update the roadway circulation network. The subject property is generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue.

Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](http://Surpriseaz.gov)



Feb 21, 2023 12:48PM  
W Deer Valley Rd  
Maricopa County



# Notice of Public Hearing City of Surprise

In-Person and Virtual

## Neighborhood Meeting

## Planning & Zoning

## City Council

In Person: January 9, 2023

Date: March 16, 2023

Date: April 18, 2023

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Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria  
23251 N 186th Dr Surprise, AZ 85387

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

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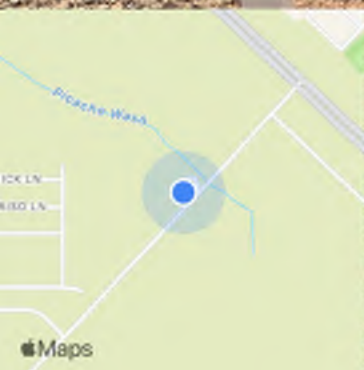
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Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](http://Surpriseaz.gov)



Feb 21, 2023 12:49PM  
W Deer Valley Rd  
Maricopa County



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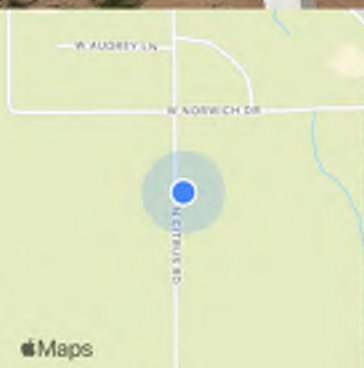
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Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](http://Surpriseaz.gov)

Case number: FS22-1245



Feb 21, 2023 01:01PM  
23401-24123 N Citrus Rd  
Maricopa County



# Notice of Public Hearing

## City of Surprise

In-Person and Virtual

### Neighborhood Meeting

In Person: January 9, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria  
23251 N 166th Dr Surprise, AZ 85387

A separate virtual open house will be held the following night:

Date: January 10, 2023 Time: 6:00 P.M.

To participate virtually, please see below:

Please join my meeting from your computer, tablet or smartphone.

<https://meet.google.com/UBZoning/north-copper-canyon-virtual-neighborhood-meeting>

You can also dial in using your phone. United States: +1 (224) 501-3412 Access Code: 838-937-197

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Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](http://Surpriseaz.gov)

### Planning & Zoning

Date: March 16, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

### City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

Case number: FS22-1245



Feb 21, 2023 01:01PM  
23401-24123 N Citrus Rd  
Maricopa County



# Notice of Public Hearing City of Surprise

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## Planning & Zoning

Date: March 16, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

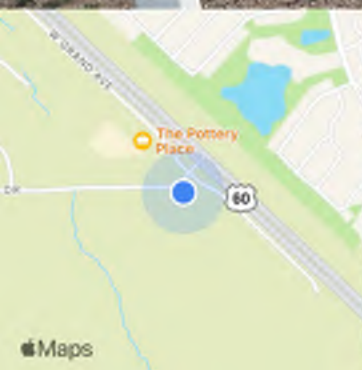
Case number: FS22-1245

## City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374



Feb 21, 2023 01:12PM  
17601-17619 W Norwich Dr  
Maricopa County



# Notice of Public Hearing City of Surprise

In-Person and Virtual

## Neighborhood Meeting

## Planning & Zoning

## City Council

In Person: January 9, 2023

Date: March 16, 2023

Date: April 18, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria  
23251 N 168th Dr Surprise, AZ 85387

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

A separate virtual open house will be held the following night:

Date: January 10, 2023 Time: 6:00 P.M.

To participate virtually, please see below:

Case number: FS22-1245

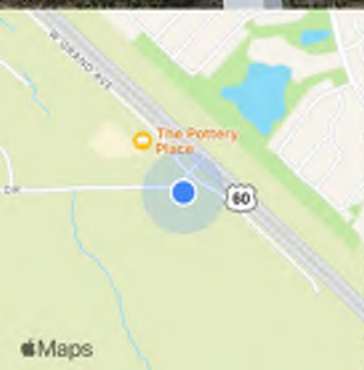
Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/167000/north-copper-canyon-virtual-neighborhood-meeting>

You can also dial in using your phone. United States: +1 (224) 501-3412 Access Code: 838-937-197

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Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](http://Surpriseaz.gov)



Feb 21, 2023 01:13PM  
17601-17619 W Norwich Dr  
Maricopa County



# Notice of Public Hearing

## City of Surprise

In-Person and Virtual

### Neighborhood Meeting

In Person: January 9, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria  
23251 N 166th Dr Surprise, AZ 85387

A separate virtual open house will be held the following night:

Date: January 10, 2023 Time: 6:00 P.M.

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Please join my meeting from your computer, tablet or smartphone.

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### Planning & Zoning

Date: March 16, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

### City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

Case number: FS22-1245



Feb 21, 2023 01:21PM  
W Grand Ave  
Maricopa County



# Notice of Public Hearing City of Surprise

In-Person and Virtual

## Neighborhood Meeting

In Person: January 9, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy Cafeteria  
23251 N 166th Dr Surprise, AZ 85387

A separate virtual open house will be held the following night:

Date: January 10, 2023 Time: 6:00 P.M.

To participate virtually, please see below:

Please join my meeting from your computer, tablet or smartphone.

<https://lmeet.goto.com/TBZoning/north-copper-canyon-virtual-neighborhood-meeting>

You can also dial in using your phone. United States: +1 (224) 501-3412 Access Code: 838-937-197

A Major Planned Area Development (PAD) Amendment to the North Copper Canyon (Austin Ranch) PAD to incorporate additional property currently within the Burke PAD and update the roadway circulation network. The subject property is generally bounded by Grand Avenue, Deer Valley Road, Norwich Drive, and 185th Avenue.

Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](http://Surpriseaz.gov)

## Planning & Zoning

Date: March 16, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

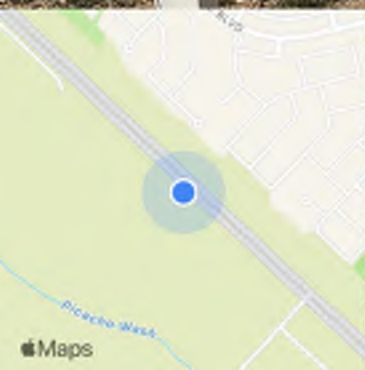
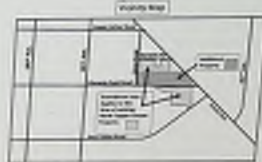
Case number: FS22-1245

## City Council

Date: April 18, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374



Feb 21, 2023 01:21PM  
W Grand Ave  
Maricopa County





**North Copper Canyon  
First PAD Amendment  
Citizen Participation Plan  
January 11, 2023**

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

**North Copper Canyon – First PAD Amendment Citizen Participation Plan & Report**

As part of the PAD amendment process, adjacent property owners and stakeholders in the area were informed of our proposed PAD amendment application and the proposed open houses (in-person and virtual). We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:



- o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date. **City Initiated.**
- o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**
- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. **City initiated.**
- o Any village committee or special community group that is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **City initiated.**
- o The head of any homeowners association or registered neighborhood within the public notice area established in item (3) indicated above. **City initiated.**
- o Site Posting. The applicant posted the site on December 22, 2022, for the January 9, 2023, in-person open house and January 10, 2023, virtual open house. **Maps of where the signs were posted and Affidavits attached.**

**Participation report.**

After the notices were sent and signs were posted, we did not field any telephone calls or emails of concern regarding the amendment to the North Copper Canyon PAD. We attended the open house meeting at the Asante school, 23251 N 166th Dr, Surprise, AZ 85387, on January 9, 2023 that started at 6:00 p.m. At the open house, there were approximately four (4) attendees to the open house. Three were residents of the North Copper Canyon community and one (1) adjacent county resident seeking information on the PAD amendment. The attendees were informed of the proposed amendment and mainly voiced their concerns with traffic and roadway improvements.

In addition, three (3) members of City staff were present at the open house.



At the virtual meeting on January 10<sup>th</sup> at 6:00 p.m., there were two (2) attendees with questions on roads, traffic and when the signals on Grand Ave. and Deer Valley Rd. will be installed.

***There were no specific requests from any of the attendees at either the in-person or virtual open houses to modify our current PAD amendment proposal.***

We have been working cooperatively with City staff on planning and transportation matters since the open house and are ready for public hearings on the proposed PADA Amendment. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will provide updates to the City staff with an amended report.

# Notice of Public Hearing

## City of Surprise

### **Neighborhood Meeting**

Date: January 9, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy

Cafeteria

23251 N 166th Dr

Surprise, AZ 85387

### **Planning & Zoning**

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza

Surprise, AZ 85374

### **City Council**

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza

Surprise, AZ 85374

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Time: 6:00 P.M.

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<https://meet.goto.com/TBZoning/north-copper-canyon-virtual-neighborhood-meeting>

**You can also dial in using your phone.**

United States: [+1 \(224\) 501-3412](tel:+12245013412)

**Access Code:** 838-937-197

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Please call to confirm dates:

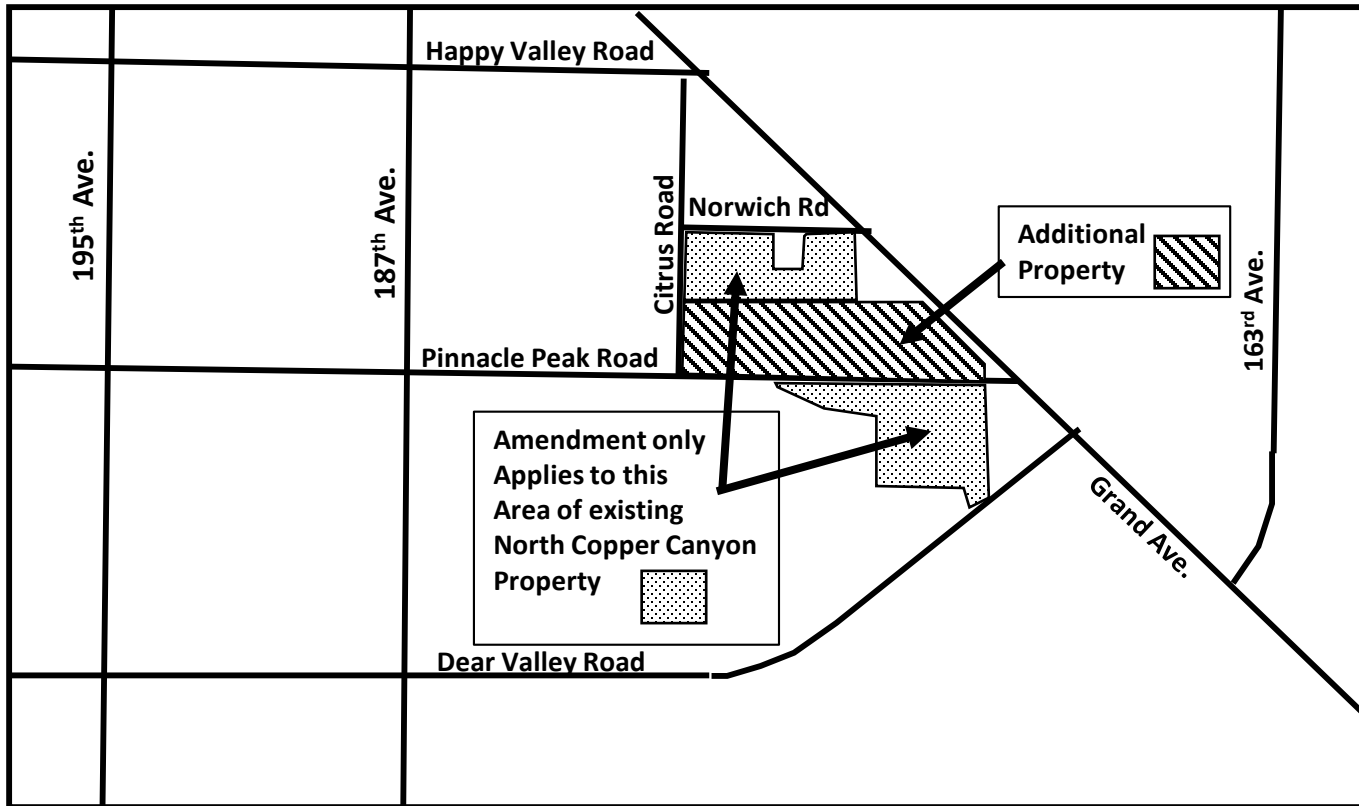
623-222-3011

Vicinity Map

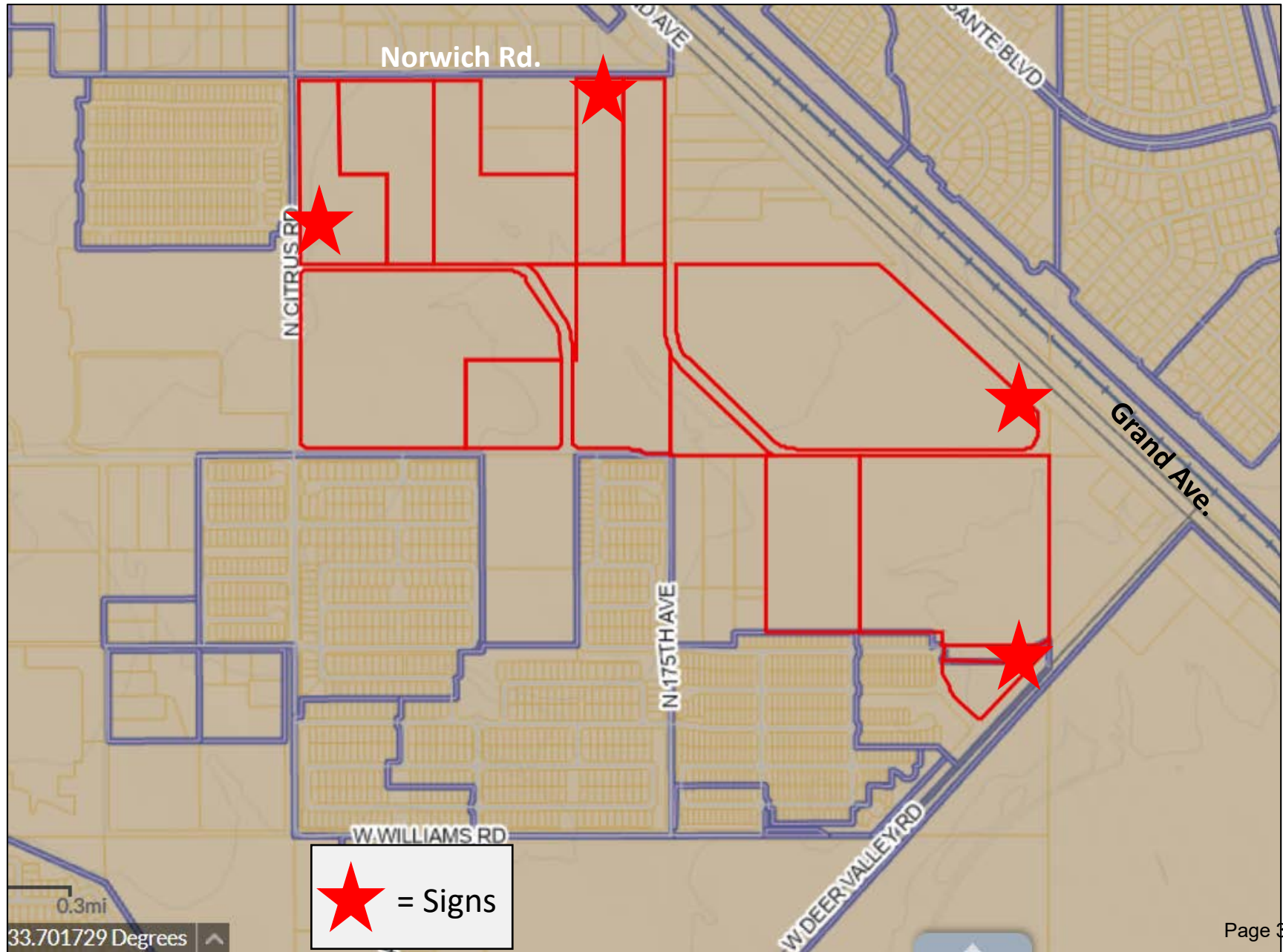
See next slide  
Please insert into your  
Mock-up for our review



# Vicinity Map



## Four (4) Signs





First sign place  
Approx. 1,300 feet  
From intersection  
With Deer Valley Rd.  
On south side of  
Grand Ave.

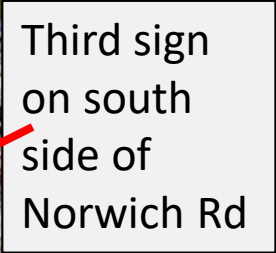






Second sign  
Place on east side  
of Citrus Rd.  
approx. 1300 feet  
South of  
intersection of  
Norwich Rd. &  
Citrus Rd.









**4<sup>th</sup> Sign on north side  
1,500 feet from the  
Intersection of Grand Ave &  
Deer Valley Rd.**



**AFFIDAVIT OF POSTING**

Application No: FS22-1245  
Applicant Name: Tiffany & Bosco  
Location: SEC Citrus Rd & Pinnacle Peak rd.  
Date Site Posted: 12/22/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 12/22/22  
Applicant/Representative Signature Date

This instrument was acknowledged before me on 12/22/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad  
Notary Public  
10-25-24  
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

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In-Person and Virtual

## Neighborhood Meeting

## Planning & Zoning

## City Council

In Person: January 9, 2023

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Surprise, AZ 85374

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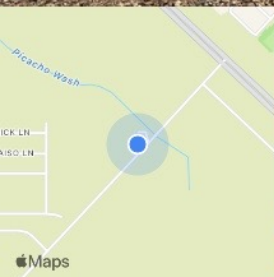
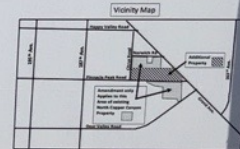
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Dec 22, 2022 10:45AM  
W Deer Valley Rd  
Maricopa County



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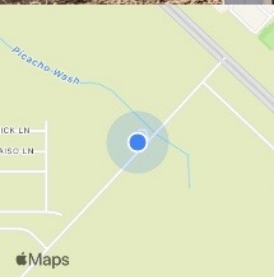
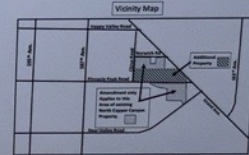
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Dec 22, 2022 10:44AM  
W Deer Valley Rd  
Maricopa County



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## City Council

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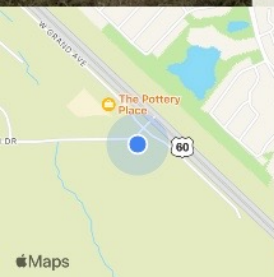
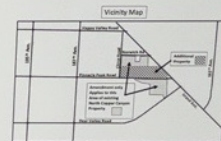
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Dec 22, 2022 10:15AM  
N Beacon Field Blvd  
Maricopa County



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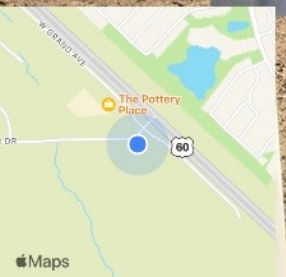
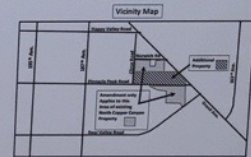
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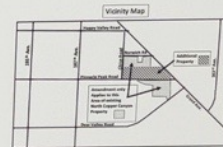
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Dec 22, 2022 09:38AM  
23401-24123 N Citrus Rd  
Maricopa County



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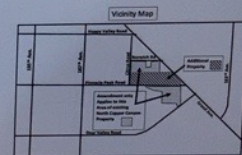
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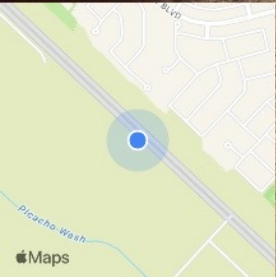
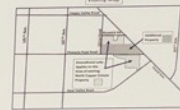
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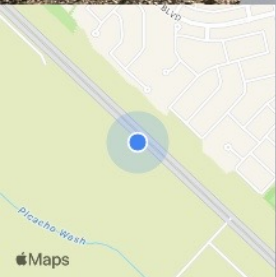
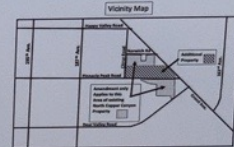
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Dec 22, 2022 09:00AM  
W Grand Ave  
Maricopa County

## ORDINANCE # 2023-09

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO THE NORTH COPPER CANYON (FORMERLY AUSTIN RANCH) PAD TO INCORPORATE ADDITIONAL PROPERTY WITHIN THE BURKE PAD, REPEAL THE BURKE PAD, MODIFY THE LAND USE MAP, AND UPDATE THE ROADWAY CIRCULATION NETWORK IN AN AREA GENERALLY LOCATED WEST OF GRAND AVENUE AND NORTH OF DEER VALLEY ROAD.**

**WHEREAS**, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

**WHEREAS**, the subject site is located generally west of the intersection of Grand Avenue and Deer Valley Road, and is legally described in the attached **Exhibit A** and depicted in the attached **Exhibit B**;

**WHEREAS**, a portion of the subject site is zoned Burke PAD pursuant to Ordinance #05-50 approved on October 13, 2005, and is legally described in the attached **Exhibit C** and depicted in the attached **Exhibit D**;

**WHEREAS**, the developer of the property within the North Copper Canyon (formerly Austin Ranch) PAD, legally described in the attached **Exhibit E** and depicted in the attached **Exhibit F**, has acquired the property encompassed within the Burke PAD and wishes to incorporate the property into the North Copper Canyon PAD;

**WHEREAS**, the proposed addition of the Burke PAD property into the North Copper Canyon (formerly Austin Ranch) PAD also requires modification of the applicable development standards for the Burke PAD property as well as some property within the existing North Copper Canyon PAD;

**WHEREAS**, this PAD amendment is in harmony with the purposes and intent of the North Copper Canyon (formerly Austin Ranch) PAD, the Surprise zoning ordinance, and the Surprise General Plan; and

**WHEREAS**, on March 16, 2023, the Planning and Zoning Commission recommended approval of the subject Major Planned Area Development (PAD) Amendment to the North Copper Canyon (formerly Austin Ranch) PAD.

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

**Section 1. Major PAD Amendment.** The “Burke PAD” is hereby repealed and the “North Copper Canyon PAD” is herewith amended to reflect incorporation of the property



formerly encompassed by the “Burke PAD” with associated development standard changes subject to the following stipulations:

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “1<sup>st</sup> Amendment North Copper Canyon Planned Area Development”, prepared by Courtland Homes, Inc., dated January 19, 2023.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

**Section 2.** *Codification.* This Ordinance is not of a general nature and shall not be codified.

**Section 3.** *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

**Section 4.** *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**Section 5.** *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

EXHIBIT A  
LEGAL DESCRIPTION FOR AMENDMENT AREA

## PAD AMENDMENT LEGAL DESCRIPTION

Page 1 of 3

A PART OF SECTIONS 11 & 14, T4N, R2W G&SRBM,  
MARICOPA COUNTY, ARIZONA

The South half of the Southeast quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the Southwesterly line of the U.S. Highway 60 (Phoenix Wickenburg Highway);

EXCEPT that portion of the South half of the Southeast quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the Southwesterly line of the U.S. Highway 60 (Phoenix-PreScott Highway), described as follows:

Commencing at a 1 inch square iron bar, marking the Southeast corner of said Section 11, being South 00 degrees 19 minutes 54 seconds West 2644.24 feet from a 1 inch iron pipe with L.S. cap No. 12451, marking the East quarter corner of said Section 11;

Thence along the East line of said Section 11, North 00 degrees 19 minutes 54 seconds East 345.91 feet to a line parallel with and 90.00 feet Southwesterly of said existing Southwesterly right of way line and the POINT OF BEGINNING;

Thence along said parallel line, North 46 degrees 37 minutes 41 seconds West 570.43 feet to a point hereinafter called Point "A";

Thence continuing along said parallel line, North 46 degrees 37 minutes 41 seconds West 60.00 feet to a point hereinafter called Point "B";

Thence continuing along said parallel line, North 46 degrees 37 minutes 41 seconds West 799.19 feet to the North line of said South half of the Southeast quarter;

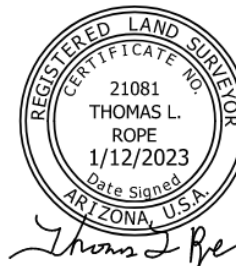
Thence along said North line, South 89 degrees 41 minutes 41 seconds East 131.80 feet to said existing Southwesterly right of way line;

Thence along said existing Southwesterly right of way line, South 46 degrees 37 minutes 41 seconds East 1249.29 feet to said East line of Section 11;

Thence along said East line, South 00 degrees 19 minutes 54 seconds West 123.14 feet to the POINT OF BEGINNING; AND

The South half of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; AND

(continued on next page)



## PAD AMENDMENT LEGAL DESCRIPTION

Page 2 of 3

A PART OF SECTIONS 11 & 14, T4N, R2W G&SRBM,  
MARICOPA COUNTY, ARIZONA

The Southwest quarter of the Northwest quarter of the Southwest quarter and the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; AND

The West half of the East half of the Northwest quarter of the Southwest quarter and the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; AND

The Southwest quarter of the Northeast quarter of the Southwest quarter and the East half of the East half of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; AND

The West half of the East half of the Northeast quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; AND

The East half of the East half of the Northeast quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; AND

A portion of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of Section 14;

Thence South 00° 28' 33" West along the East line of Section 14 a distance of 1100.00 feet;

Thence North 89° 38' 51" West parallel with the North line of Section 14 a distance of 1314.18 feet to the West line of the Northeast quarter of the Northeast quarter of Section 14;

Thence North 00° 20' 30" East along said West line a distance of 430.00 feet;

Thence North 42° 17' 01" West a distance of 910.73 feet to a point on the North line of Section 14 from whence the North quarter corner of Section 14 bears North 89° 38' 51" West a distance of 700.00 feet;

Thence South 89° 38' 51" East along said North line a distance of 616.75 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of Section 14;

Thence continuing South 89° 38' 51" East along said North line a distance of 1316.76 feet to the POINT OF BEGINNING.

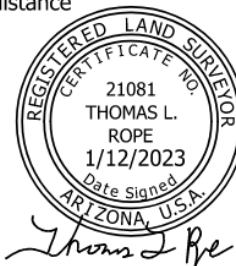




EXHIBIT B  
DEPICTION OF AMENDMENT AREA

## Page 3 of 3

[illegible]

EXHIBIT C  
LEGAL DESCRIPTION FOR BURKE PROPERTY

## BURKE LEGAL DESCRIPTION

Page 1 of 2

A PORTION OF SECTION 11, T4N, R2W  
G&SRBM, MARICOPA COUNTY, ARIZONA

The South half of the Southeast quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the Southwesterly line of the U.S. Highway 60 (Phoenix Wickenburg Highway);

EXCEPT that portion of the South half of the Southeast quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the Southwesterly line of the U.S. Highway 60 (Phoenix-Prescott Highway), described as follows:

Commencing at a 1 inch square iron bar, marking the Southeast corner of said Section 11, being South 00 degrees 19 minutes 54 seconds West 2644.24 feet from a 1 inch iron pipe with L.S. cap No. 12451, marking the East quarter corner of said Section 11;

Thence along the East line of said Section 11, North 00 degrees 19 minutes 54 seconds East 345.91 feet to a line parallel with and 90.00 feet Southwesterly of said existing Southwesterly right of way line and the POINT OF BEGINNING;

Thence along said parallel line, North 46 degrees 37 minutes 41 seconds West 570.43 feet to a point hereinafter called Point "A";

Thence continuing along said parallel line, North 46 degrees 37 minutes 41 seconds West 60.00 feet to a point hereinafter called Point "B";

Thence continuing along said parallel line, North 46 degrees 37 minutes 41 seconds West 799.19 feet to the North line of said South half of the Southeast quarter;

Thence along said North line, South 89 degrees 41 minutes 41 seconds East 131.80 feet to said existing Southwesterly right of way line;

Thence along said existing Southwesterly right of way line, South 46 degrees 37 minutes 41 seconds East 1249.29 feet to said East line of Section 11;

Thence along said East line, South 00 degrees 19 minutes 54 seconds West 123.14 feet to the POINT OF BEGINNING; AND

The South half of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.





EXHIBIT D  
DEPICTION OF BURKE PROPERTY

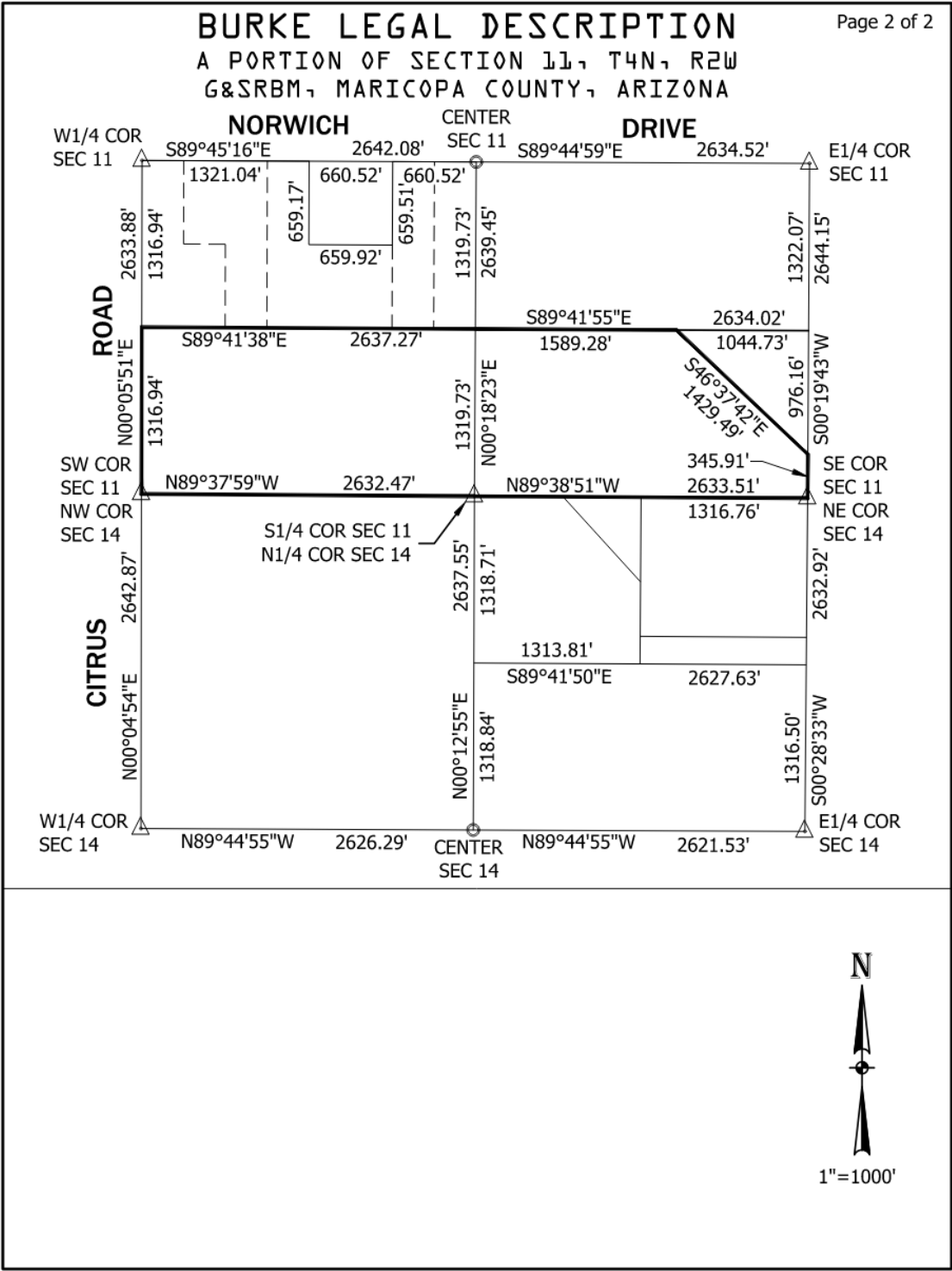


EXHIBIT E

LEGAL DESCRIPTION FOR NORTH COPPER CANYON

**NORTH COPPER CANYON PAD LEGAL DESCRIPTION**

**EXHIBIT "A"**

**PROPERTY 1**

The East half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**PROPERTY 2**

The North half of the Southeast quarter of the Southwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the South half of the Northeast quarter of the Southeast quarter of the Southwest quarter thereof.

**PROPERTY 3**

The South half of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**PROPERTY 4**

The Southeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**PROPERTY 5**

The Northeast quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**PROPERTY 8**

The Northwest quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**PROPERTY 9**

Lots 1 through 4, 13 through 16, 21 and 22, of Frank E. Bellamy Subdivision, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 11 of Maps, Page 19.

**PROPERTY 10**

The West half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



PROPERTY 11

The South half of the Southeast quarter of the Southwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 14

The West third, as measured along the perimeter lines thereof, of the West half of the Northwest quarter of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the South 397.80 feet thereof.

PROPERTY 15

The East one-third, as measured along the perimeter lines thereof, of the West half of the Northwest quarter of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 16

The East one-half of the Northeast quarter of the Northwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 17

The East one-half of the West two-thirds, as measured along the perimeter lines thereof, of the West one-half of the Northwest one-quarter of the Northeast one-quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the South 397.80 feet thereof.

PROPERTY 18

The East half of the Northeast quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 19

The East half of the South half of the Northwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 20

The Northwest quarter of the Northwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and the West half of the South half of the Northwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 21

BEGINNING at the North quarter corner of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; thence South 89 degrees 52 minutes 08 seconds East, along the North line of the Northeast quarter of said Section 14, a distance of 658.19 feet to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 52 minutes 08 seconds East a distance of 658.19 feet to the Northwest corner of the Northeast quarter of the Northeast quarter; thence South 0 degrees 04 minutes 06 seconds West, a distance of 1317.89 feet to the north line of the South half of the Northeast quarter; thence West along the North line of the South half of the Northeast quarter to the Southwest corner of the East half of the Northwest quarter of the Northeast quarter of said Section 14; thence North along the West line of the East half of the Northwest quarter of the Northeast quarter to the POINT OF BEGINNING and beginning at the North quarter corner of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; thence South 89 degrees 52 minutes 08 seconds East, along the North line of the Northeast quarter of said Section 14, a distance of 658.19 feet to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 52 minutes 08 seconds East a distance of 658.19 feet to the Northwest corner of the Northeast quarter of the Northeast quarter; thence South 0 degrees 04 minutes 06 seconds West a distance of 1317.89 feet to the North line of the South half of the Northeast quarter; thence south 89 degrees 54 minutes 46 seconds East along the North line of the South half of the Northeast quarter a distance of 1314.77 feet to the East line of Section 14; thence South 0 degrees 08 minutes 04 seconds West along said East line a distance of 528.98 feet to the Northwest boundary of the Trilby Wash Flood Control Boundary; thence South 51 degrees 10 minutes 18 seconds West a distance of 1255.49 feet along said Northwest boundary to the South line of the Northeast quarter of said Section 14; thence North 89 degrees 57 minutes 22 seconds West along said South line a distance of 1650.21 feet to the center of said Section 14; thence North 00 degrees 00 minutes 04 seconds West along the West line of the Northeast quarter a distance of 1318.90 feet to the North line of the South half of the Northeast quarter; thence south 89 degrees 54 minutes 46 seconds East along said North line of the South half of the Northeast quarter a distance of 657.39 feet; thence North 0 degrees 02 minutes 01 second East, a distance of 1318.40 feet to the TRUE POINT OF BEGINNING;

EXCEPT BEGINNING at the North quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; thence South 89 degrees 52 minutes 08 seconds East, along the North line of the Northeast quarter of said Section 14, a distance of 658.19 feet to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 52 minutes 08 seconds East, a distance of 658.19 feet to the Northwest corner of the Northeast quarter of the Northeast quarter; thence South 0 degrees 04 minutes 06 seconds West a distance of 1317.89 feet to the North line of the South half of the Northeast quarter; thence West along the North line of the South half of the Northeast quarter to the Southwest corner of the East half of the Northwest quarter of the Northeast quarter of said Section 14; thence North along the West line of the East half of the Northwest quarter of the Northeast quarter to the POINT OF BEGINNING; and EXCEPT that portion of the Southeast quarter of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Southeasterly of the following described line:

BEGINNING at the Southwest corner of said Southeast quarter of the Northeast quarter of said Section 14; thence Northeasterly along a straight line to the terminus at the Northeast corner of said Southeast quarter of the Northeast quarter of said Section 14; EXCEPT any portion thereof, if any, found to lie within the Trilby Wash Detention Basin as shown in Book 63 of Maps, page 31, Maricopa County Records.

IN ADDITION, a portion of land in the Northeast quarter of Section 14, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 2 inch aluminum cap at the East quarter corner of said Section 14, stamped "T4N R2W ¼ S14S13 RLS 35832 2003", thence North 89 degrees 44 minutes 25 seconds west, a distance of 1,221.20 feet along the South line of the Northeast quarter of said Section 14, to the POINT OF BEGINNING.

Thence continuing along the South line of the Northeast quarter of Section 14, North 89 degrees 44 minutes 25 seconds West, a distance of 89.70 feet;

Thence departing said south line of the Northeast quarter, North 45 degrees 11 minutes 56 seconds East, a distance of 1,862.90 feet;

Thence South 00 degrees 28 minutes 32 seconds West, a distance of 8.95 feet;

Thence South 43 degrees 22 minutes 19 seconds West, a distance of 1,704.10 feet, to the POINT OF BEGINNING.

#### PROPERTY 22

The Southeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

#### PROPERTY 23

The West one-half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

IN ADDITION the east half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

#### PROPERTY 24

The Southwest quarter of the Northwest quarter of the Southwest quarter and the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of the Northeast quarter of the Southwest quarter and the East half of the East half of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The East half of the East half of the Northeast quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northeast quarter of the southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northwest quarter of the Southwest quarter and the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 25

The West Half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and the East Half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 26

That portion of the Southwest quarter of Section 22, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 22, from whence the West quarter corner of Section 22 bears North 00 degrees 29 minutes 50 seconds East (Basis of Bearing) a distance of 2636.64 feet; thence South 89 degrees 55 minutes 17 seconds East along the South Line of Section 22 a distance of 1324.47 feet to the Southwest corner of the Southeast quarter of the Southwest quarter of Section 22 and the POINT OF BEGINNING; thence North 00 degrees 26 minutes 41 seconds East along the West line of the Southeast quarter of the Southwest quarter of Section 22 distance of 1154.59 feet; thence South 89 degrees 58 minutes 39 seconds East a distance of 1323.43 feet to the East line of the Southwest quarter of Section 22; thence South 00 degrees 23 minutes 34 seconds West along said East Line a distance of 1155.88 feet to the of the South quarter corner of Section 22; then North 89 degrees 55 minutes 17 seconds West along the South line of Section 22 a distance of 1324.47 feet to the POINT OF BEGINNING.

PROPERTY 27

The East 660 feet of the East half of the Northwest quarter of Section 22, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the north 150 feet thereof.



PROPERTY 28

The Northeast quarter of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 29

The South Half of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

BURKE PARCEL

BURKE PARCEL NO. 1:

The South half of the Southeast quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the Southwesterly line of the U.S. Highway 60 (Phoenix Wickenburg Highway);

EXCEPT that portion of the South half of the Southeast quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the Southwesterly line of the U.S. Highway 60 (Phoenix-Prescott Highway), described as follows:

Commencing at a 1 inch square iron bar, marking the Southeast corner of said Section 11, being South 00 degrees 19 minutes 54 seconds West 2644.24 feet from a 1 inch iron pipe with L.S. cap No. 12451, marking the East quarter corner of said Section 11;

Thence along the East line of said Section 11, North 00 degrees 19 minutes 54 seconds East 345.91 feet to a line parallel with and 90.00 feet Southwesterly of said existing Southwesterly right of way line and the POINT OF BEGINNING;

Thence along said parallel line, North 46 degrees 37 minutes 41 seconds West 570.43 feet to a point hereinafter called Point "A";

Thence continuing along said parallel line, North 46 degrees 37 minutes 41 seconds West 60.00 feet to a point hereinafter called Point "B";

Thence continuing along said parallel line, North 46 degrees 37 minutes 41 seconds West 799.19 feet to the North line of said South half of the Southeast quarter;

Thence along said North line, South 89 degrees 41 minutes 41 seconds East 131.80 feet to said existing Southwesterly right of way line;

Thence along said existing Southwesterly right of way line, South 46 degrees 37 minutes 41 seconds East 1249.29 feet to said East line of Section 11;

Thence along said East line, South 00 degrees 19 minutes 54 seconds West 123.14 feet to the POINT OF BEGINNING; and

Page 6 of 7

BURKE PARCEL NO. 2:

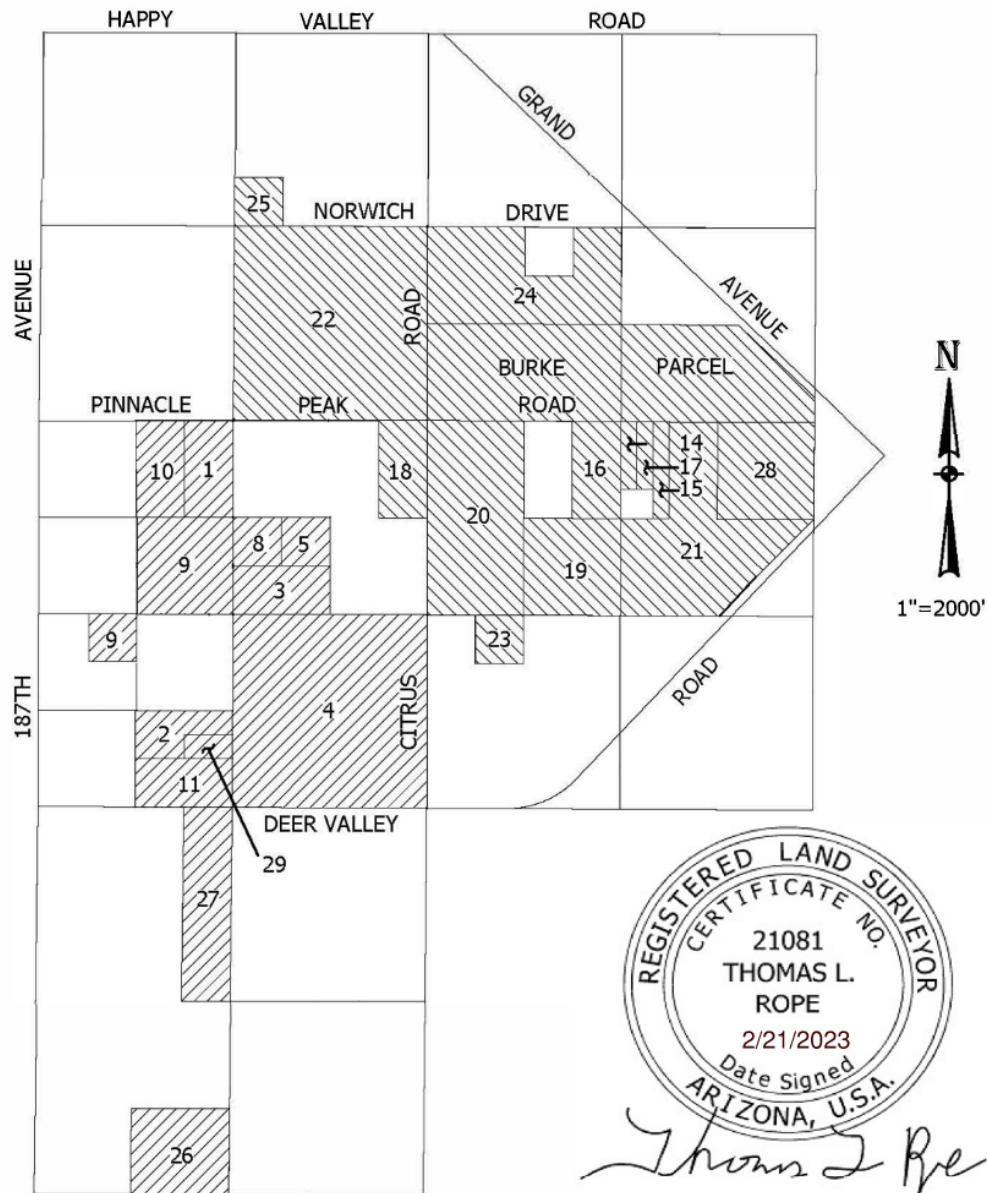
The South half of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



Page 7 of 7

EXHIBIT F  
DEPICTION OF NORTH COPPER CANYON

NORTH COPPER CANYON PAD LEGAL DESCRIPTION  
EXHIBIT "B"





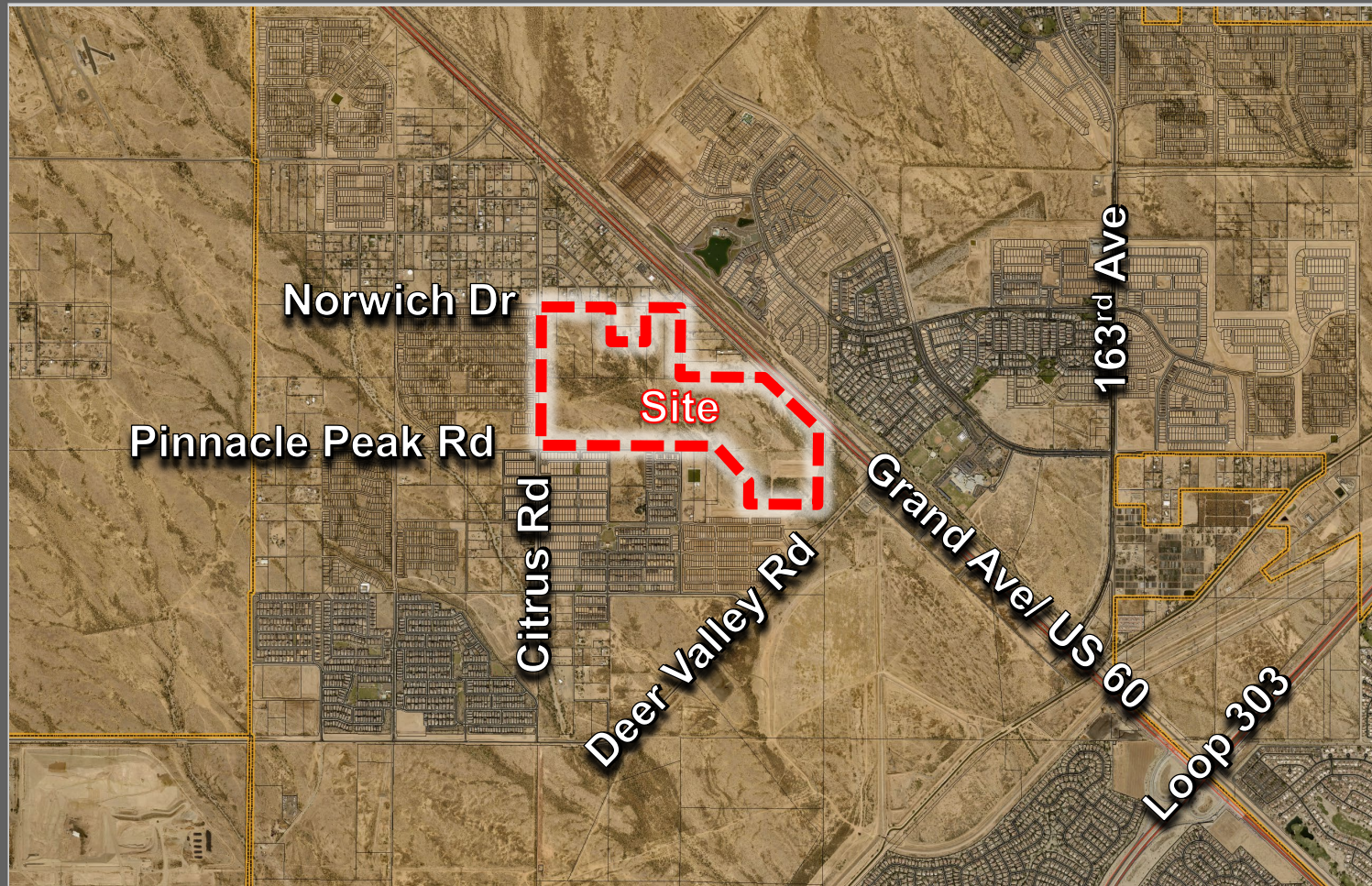


# **FS22-1245**

## **North Copper Canyon**

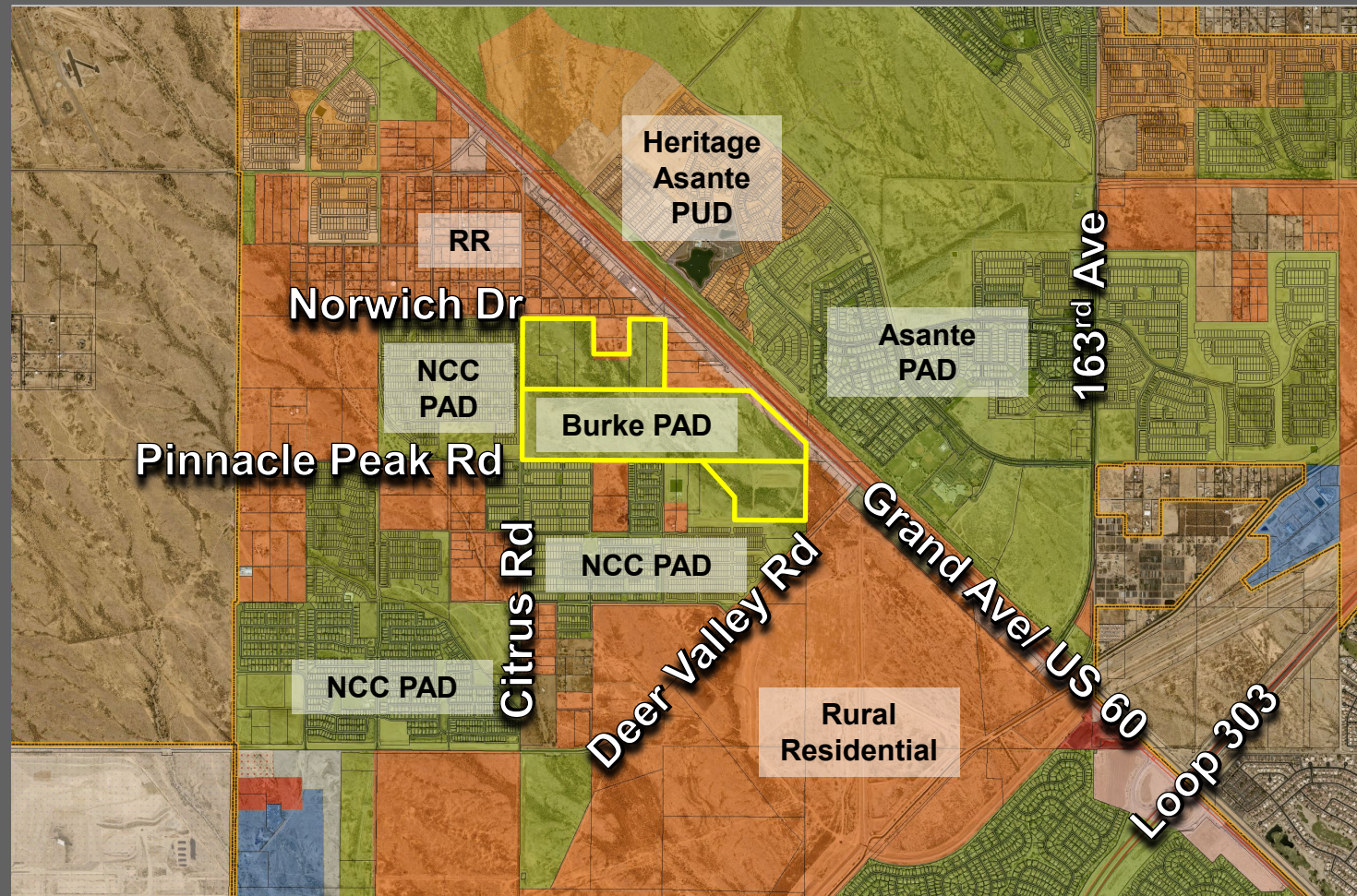
### **Major PAD Amendment**

City Council  
April 18, 2023



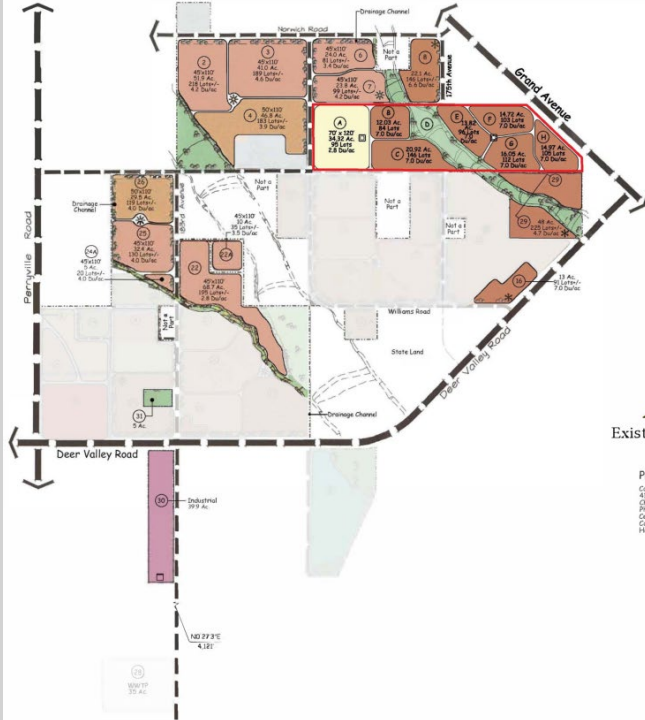
## FS22-1245 VICINITY MAP





# FS22-1245 ZONING MAP

EXHIBIT B1



**NORTH  
COPPER CANYON**  
Existing Conceptual Land Use Plan

EXHIBIT B2



**NORTH  
COPPER CANYON**  
Proposed Conceptual Land Use Plan



## **Burke PAD**

- Incorporate Burke PAD property
- Repeal Burke PAD
- Assign new land use designations

## **Roadway Circulation**

- Remove 2 planned intersections on Norwich Dr. within 150' of Grand
- Direct traffic to 176<sup>th</sup> Ave
- Adjust internal circulation for new property and existing improvements

## **Open Space & Amenities**

- Increase area from 126.8 acres to 133.1 acres (5% increase)
- Add 2 parks with amenities
- Realign drainage corridor open space



# OUTREACH



## Neighborhood Meetings: January 9<sup>th</sup> & 10<sup>th</sup>, 2023

- 6 total attendees
- Questions/Concerns:
  - Traffic
  - Roads & roadway improvements
  - Signals (Deer Valley Rd & Grand Ave)



# RECOMMENDATION

Commission recommended approval, subject to stipulations 'a' and 'b'.



**SURPRISE**  
ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**







# STIPULATIONS

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “1<sup>st</sup> Amendment North Copper Canyon Planned Area Development”, prepared by Courtland Homes, Inc., dated January 19, 2023.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023  
Submitting Department: Arts, Culture & Library Department  
Staff Recommendations:

Contact Person:  
District: Citywide

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

---

**Agenda Wording:**

Consideration and action pertaining to the creation of a Library Advisory Commission; Ordinance #2023-10.

---

**Motion:**

I move to approve Ordinance #2023-10.

---

**Background:**

In December 2022, the Arts, Culture and Library Department was established to provide city-operated library services and further the commitment to arts and culture within the City. To support the initiatives of the Library Division and ensure the community has a voice, it has been determined that the Arts, Culture and Library Department would benefit from the establishment of an advisory commission.

---

**Objective Analysis:**

The Library Advisory Commission will allow residents to advise staff on the best ways to administer library services to meet the community's needs.

---

**Policy Compliant:**

This action is consistent with city and council policies.

---

**Financial Impact:**

This action does not have a financial impact at this time.

---

**Budget Impact:**

This action does not impact the budget at this time.

**FTE Impact:**

This action does not change the full-time equivalent count.

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**ATTACHMENTS:**

1. Library Commission 4.18







**SURPRISE**  
ARIZONA

# **LIBRARY ADVISORY COMMISSION**

ARTS, CULTURE + LIBRARY DEPARTMENT

# Mission & Purpose

“To support and promote library services that meet the specific needs of the Surprise community through policy, programs, and engagement.”

- Voice of Residents/ Library Patrons
- Library Policies Review & Maintenance
- Future Planning (Strategic Planning)
- Advisory role to City Librarian



# Selection Process

Article VIII Sec. 2-296 – Member selection and replacement process

- Official Notice & Collection of Applications
- Nominations Committee Interviews & Recommendation
- City Council Approval





**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You



## ORDINANCE # 2023-10

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ESTABLISHING THE CITY OF SURPRISE LIBRARY ADVISORY COMMISSION, AMENDING SURPRISE MUNICIPAL CODE CHAPTER 2, ARTICLE VIII, SECTION 2-305, TO IMPLEMENT THE COMMISSION; INCLUDING SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.**

**WHEREAS**, on December 6, 2022, by Resolution #2022-117, City Council established the Arts, Culture, and Library Department;

**WHEREAS**, the newly established Arts, Culture, and Library Department would benefit from an advisory commission composed of community members with experience in library services, programming, or community engagement to make recommendations pertaining to library operations, planning, and programming; and

**WHEREAS**, pursuant to Surprise Municipal Code Section 2-291, all commissions of the City of Surprise must be formed by ordinance, approved by the majority of City Council.

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

**Section 1.** The City of Surprise Library Advisory Commission is hereby established.

**Section 2.** Chapter 2, Article VIII., Section 2-305 of the Surprise Municipal Code is hereby amended to read as follows:

### **Sec. 2-305.-Library advisory commission.**

- (a) *Mission.* To support and promote library services that meet the specific needs of the Surprise community through policy, programs, and engagement.
- (b) *Bylaws.* Unless otherwise delineated within this section, the bylaws contained in section 2-295 apply.
- (c) *Composition.* Members will represent a cross section of stakeholders in the community, including residents with experience in library services, programming, or community engagement.

(d) *Powers, duties and responsibilities.* The commission will:

- (1) Advise the city manager on general policy relating to the operation of the library. The recommendations of the commission shall be advisory only and shall not be binding upon the city manager or city council.
- (2) Provide suggestions and/ or make recommendations pertaining to short-term and long-term plans as prepared by the City Librarian.
- (3) Serve as a liaison to the community by passing on citizens' recommendations and opinions to library administration.

**Section 3.** All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

**Section 4.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

**Section 5.** This ordinance will become effective at the time and manner prescribed by law.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023

Contact Person: Andrea Davis, DIRECTOR -  
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

---

### **Agenda Wording:**

Presentation and discussion pertaining to the 2017 General Obligation ("G.O.") Bond Update.

---

### **Motion:**

None, Discussion only

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### **Background:**

On November 7, 2017, registered voters in Surprise approved three General Obligation (GO) Bond questions in the areas of Public Safety, Traffic Congestion Mitigation, and Pavement Preservation. The three questions represented 10 Capital Improvement Projects for a total bond amount of \$59.5 Million.

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### **Objective Analysis:**

This item is informational only and is intended to provide a final update on the status of the 10 CIP projects that were authorized in the 2017 G.O. Bond.

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### **Policy Compliant:**

This presentation is consistent with both City and Council policies.

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### **Financial Impact:**

The information presented is informational only, with no financial or budget impacts.

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### **Budget Impact:**

The information presented is informational only, with no financial or budget impacts.

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### **FTE Impact:**

The number of full time equivalents (FTE) is not impacted by this item.

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### **ATTACHMENTS:**

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## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023

Contact Person: Tracy Montgomery, Deputy City Manager

Submitting Department: Community Development District: Citywide

Staff Recommendations:

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Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

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### **Agenda Wording:**

Consideration and action pertaining to an update on Sober Living Homes, including approval of an amendment to the Surprise Municipal Code establishing short-term rental regulations; Ordinance #2023-13.

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### **Motion:**

I move to approve Ordinance #2023-13.

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### **Background:**

City of Surprise Public Safety and Code Enforcement have seen a recent increase in the number of complaints and calls for service related to unlicensed Sober Living Homes, their tenants, and the detrimental impact these unlicensed businesses are having on residents and neighborhoods. Per state statute, Sober Living Homes are required to have a license issued by the Arizona Department of Health Services, and to comply with all City Codes, which would include meeting current zoning distance requirements and obtaining a City Business License. While the City supports the operation of properly licensed and lawful businesses, the Sober Living Homes being encountered are unlicensed by both the State and City and operating in an unsafe manner, and having a detrimental impact to the surrounding community. Staff presented to City Council on April 4, 2023 providing an update on staff's approach to understanding why this complex problem is surfacing, how staff have partnered to learn about this dynamic problem on a local, state, and federal level, and to request support from Council to move forward and explore/ initiate a cohesive and comprehensive action plan to respond to the operation of unlicensed Sober Living Homes. At the April 4th meeting, Council adopted the *Statement on Unlawful Sober Living Homes* as City Council's position and direction to City staff to pursue and bring back solutions to this complex problem. This presentation will provide City Council an overview of the proposed fee and code changes that staff recommends making to respond to the operation of unlicensed Sober Living Homes.

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### **Objective Analysis:**

Staff will present City Council with comprehensive solutions aimed at reducing the operation of unlicensed Sober Living Homes and their detrimental impact on the Surprise community.



Ordinance #2023-13 amends the Surprise Municipal Code by establishing regulations on short-term and vacation home rentals. Short-term and vacation home rental regulation implicates Sober Living Homes because Arizona State Statute provides that a City may, by ordinance, prohibit short-term and vacation home rentals from being used or operated as sober living homes, among other uses. Therefore, regulation of short-term and vacation home rentals is an important component of controlling the proliferation of unlawful sober living homes within the City of Surprise.

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**Policy Compliant:**

This item is compliant with the policy and direction City Council approved pertaining to unlawful Sober Living Homes at the April 4, 2023, Regular City Council Meeting.

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**Financial Impact:**

The financial impact may include current and ongoing costs associated with the licensing of retailers as well as costs incurred by the Police Department, Fire Department, Code Enforcement, City Court, and City Attorneys Office relative to the enforcement of the ordinance prohibitions. Any revenue generated from the adoption of new fees related to this item will be used to offset associated operating costs.

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**Budget Impact:**

None at this time; however, there will be budgetary impact of this item which will come at a later date to include the cost of additional personnel, equipment and technology to support the proposed code changes and processes.

**FTE Impact:**

It is anticipated there will be a need for full-time equivalent positions to support the adoption of a short-term rental code and changes to the existing group home codes and city business license processes. This request will come at a later date.

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**ATTACHMENTS:**

1. 23.04.11 Ordinance 2023-13 Short-term rentals RW final
  2. 23.04.12 Short-term rental Code RW final
-

## **ORDINANCE NO. 2023-13**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 26 OF THE SURPRISE MUNICIPAL CODE BY ESTABLISHING ARTICLE X, SECTIONS 26-255 THROUGH 26-267, ESTABLISHING REGULATION FOR SHORT-TERM AND VACATION RENTALS; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, local governments may regulate short-term rentals and vacation rentals except as limited by Arizona Revised Statutes ("A.R.S.") §9-500.39;

**WHEREAS**, the Surprise City Council deems it necessary to adopt certain regulations regarding the use of property as a short-term rental or vacation rental to protect the health, safety, and welfare of Surprise residents and visitors;

**WHEREAS**, a primary and significant goal for the City of Surprise is to protect the health, safety, and welfare of Surprise residents, preserve its housing stock, and maintain the quality and character of residential neighborhoods;

**WHEREAS**, the City will require all short-term rentals and vacation rentals to obtain and maintain a valid City license, pay licensing fees, provide an emergency point of contact to respond to compliance and emergencies in a timely manner, maintain insurance, provide neighbor notification, and disclose certain information about the short-term rental or vacation rental in each advertisement;

**WHEREAS**, the City will require all short-term rentals or vacation rentals to obtain and maintain a valid transaction privilege tax ("TPT") license number, provide proof of the TPT license to the City, and require disclosure of the TPT number on each advertisement;

**WHEREAS**, the City deems it necessary to establish penalties and fines that apply to short-term rentals.

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

## **Section 1. In General.**

Chapter 26, Article X, Sections 26-255 through 26-267 of the Surprise Municipal Code is hereby established as described on the attached Exhibit A, and incorporated by reference.

## **Section 2. Penalties.**

The failure of an owner or the owners authorized representative to apply for a short-term or vacation rental license is a civil offense, punishable by a fine of \$1,000 per month if the owner or owner's authorized representative fails to apply for a license within 30 days after receiving written notice of the failure to comply. The \$1,000 fine may be assessed for every 30-day period the owner or authorized representative fails to apply for or maintain a valid short-term rental license as measured from the date the written notice was received.

The failure of an owner or owners authorized representative to provide emergency point of contact information is civil offense, punishable by a fine of \$1,000 against the owner for every thirty days the owner fails to provide contact information as prescribed by this Ordinance. The City will provide thirty days' notice to the owner before imposing the initial civil penalty.

In addition to any other penalty that may be imposed under the Surprise Municipal Code, and notwithstanding any other law, the following civil penalties may be imposed upon the owner of a short-term or vacation rental if the owner causes, allows, facilitates, aides, or abets a verified violation of any provision of this Ordinance, related to the same short-term or vacation rental property within a 12-month period:

- A. Up to \$500 or up to an amount equal to one night's rent for the short-term or vacation rental as advertised, whichever is greater, for the first violation.
- B. Up to \$1,000 or up to an amount equal to two nights' rent for the short-term or vacation rental as advertised, whichever is greater, for the second violation.
- C. Up to \$3,500 or up to an amount equal to three nights' rent for the short-term or vacation rental as advertised, whichever is greater, for a third and any subsequent violation.

## **Section 3. Providing for Repeal of Conflicting Ordinances.**

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

## **Section 4. Providing for Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**Section 5. Effective Date.**

This Ordinance shall become effective as prescribed by applicable law.

ADOPTED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Skip Hall, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Wingo, City Attorney



## **EXHIBIT A**

### **CHAPTER 26**

#### **ARTICLE X. - SHORT-TERM RENTALS**

##### **Sec. 26-255- Purpose**

This Article is adopted to protect the health, safety, and welfare of the community of the City of Surprise and its visitors by enacting reasonable regulations for short-term rentals and vacation rentals. These regulations are in addition to other codes of the City of Surprise.

##### **Sec. 26-256- Definitions**

In this Article, unless the context or definitions in A.R.S. §9-500.39 indicate otherwise, the following terms or phrases are defined as follows:

“Advertisement” means any method of soliciting the use of property for short-term rental purposes.

“City business day” means a day that Surprise City Hall is open for business.

“Emergency point of contact” means the owner or individual designated by the owner to: (i) serve as the local twenty-four (24) hour emergency point of contact for the short-term rental; and (ii) respond to complaints and emergencies relating to the short-term rental in a timely manner.

“Neighbor notification” means the written notice provided by the owner to each single-family residential property adjacent to, directly across from, and diagonally across the street from the owner’s short-term rental or vacation rental property. The written notice shall include the valid license number issued to the owner by the City for the short-term or vacation rental, the physical address of the short-term or vacation rental, and the name, address, and twenty-four-hour telephone number of the emergency point of contact.

“Nonresidential use” means any use that is not permitted in a residentially zoned district of the City.

“Online lodging marketplace” has the same meaning prescribed in A.R.S. § 42-5076 and generally means a person that provides a digital platform for compensation through which an unaffiliated third party offers to rent lodging accommodations in this State to an occupant, including a transient.

“Online lodging operator” has the same meaning as prescribed in A.R.S. § 42-5076 and means a person that is engaged in the business of renting to an

occupant, including a transient as defined in A.R.S. § 42-5070, any lodging accommodation in this State offered through an online lodging marketplace.

“Owner” means any person who, alone or with others, has title or interest in a property, dwelling unit, or portion thereof, with or without actual possession of the short-term or vacation rental.

“Owner’s authorized representative” means any person or persons with the charge, care, or control of any property, dwelling unit, or portion thereof offered as a short-term or vacation rental and includes the “emergency point of contact.”

“Person” means any individual, public entity, firm, corporation, partnership, limited liability company, trust, association, or any other entity of any kind.

“Short-term rental” and “vacation rental” are interchangeable for purposes of this Article and mean any individually or collectively owned single-family or one-to-four-family house or dwelling unit, accessory dwelling unit, or any unit or group of units in a condominium or cooperative that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under A.R.S. § 42-12001. A short-term rental shall also include a dwelling unit in a multiple-family development offered for rent as transient lodging.

“Transaction privilege tax license” is the license issued by the State of Arizona pursuant to A.R.S., Title 42.

“Transient” has the same meaning as prescribed in A.R.S. §42-5070.

“Verified violation” means a final adjudication finding of guilt or civil responsibility for violating any Surprise Municipal Code regulation relating to unlawful use of a short-term rental. A verified violation may include a final decision of a hearing officer.

“Written notice” includes, but is not limited to, a written notice sent by electronic means, United States mail, or hand-delivery to the address on file for the short-term or vacation rental. If written notice is served by U.S. mail, it is deemed received three city business days after being placed in the mail; if by electronic means, it is deemed received on the date sent.

## **Sec. 26-257-License Required**

- A. License required. It is unlawful to rent or offer to rent a short-term or vacation rental without having first obtained a valid short-term or vacation rental license issued under this Article by the City. A separate license is required for each short-term or vacation rental property.

- B. Prima facie evidence. Representations or advertisements, including online listings that reference the property, house, or dwelling unit location within the City of Surprise as available for transient lodging, is prima facie evidence that an owner is offering to rent or operating a short-term or vacation rental in the City.
- C. Violations. In addition to any penalty or fine that may be imposed under Section 26-258(E), the owner shall immediately cease operations of the short-term or vacation rental until a valid license is obtained.

### **Sec. 26-258-License Application**

- A. License applications. The owner of a short-term or vacation rental or the owner's authorized representative shall apply for a license on an application form supplied by the City. The City may require use of an online licensing system. The application will be a public record. The application must be signed by the owner or the owner's authorized representative, as the applicant, and shall contain the following minimum information:
  - (1) The physical address of the residential property to be used as a short-term or vacation rental;
  - (2) The name, physical and/or business address, email address, and telephone number of the owner of the short-term or vacation rental. If the property owner is an entity, the legal name of the entity, its statutory agent, and state of incorporation shall also be provided;
  - (3) The name, address, email address, and telephone number of the owner's designee, if any;
  - (4) The name, address, email address, and twenty-four (24) hour telephone number of the individual who will serve as the emergency point of contact for the short-term or vacation rental. In addition to any other penalties imposed by this Article, the failure of an owner or owners authorized representative to provide emergency point of contact information is civil offense, punishable by a fine of \$1,000 against the owner for every thirty days the owner fails to provide the contact information required by this Section. The City will provide thirty days' written notice to the owner before imposing the initial penalty;
  - (5) Proof of a valid transaction privilege tax license;
  - (6) Proof of insurance as required by Section 26-264;
  - (7) A statement that the owner acknowledges and agrees that it and its authorized representative, as applicable, shall comply with all applicable laws, regulations, and ordinances, and that the owner and each owner authorized representative is not a registered sex offender, has not been convicted of any felony act that resulted in death or serious physical injury, and has not been convicted of any felony involving use of a deadly weapon within the past five (5) years;

- (8) An attestation that the owner or the owner's authorized representative has completed the neighborhood notification required under Section 26-263 of this Article.
- B. License Fee. Every application, including renewal applications, shall be accompanied by a non-refundable fee established by City Council Resolution.
- C. Issuance; reasons for denial. The City will issue or deny the license within seven city business days after receipt of a complete application, except that the City may deny issuance of the license for any of the following reasons:
- (1) The applicant failed to provide the required application information;
  - (2) The applicant failed to pay the license fee;
  - (3) The applicant provided false or misleading information;
  - (4) The owner or owner's authorized representative: (i) is a registered sex offender; (ii) has been convicted of any felony act that resulted in death or serious physical injury; or (iii) has been convicted of any felony involving use of a deadly weapon within five (5) years of submitting the application; or
  - (5) At the time of application, the owner has a suspended license for the same short-term or vacation rental.
- D. Notice of denial; appeals. The City will provide written notice of the denial of a license application to the applicant. The notice will inform the applicant of the right to appeal the denial pursuant to the process set forth in Section 26-37 of this Chapter.
- E. Operating without a License. In addition to any other fine or penalty that may be imposed under the Surprise Municipal Code, failure to apply for a short-term or vacation rental license, is a civil offense, punishable by a fine of \$1,000 per month if the owner or owner's authorized representative fails to apply for a license within 30 days after receiving written notice of the failure to comply. The \$1,000 fine may be assessed for every 30-day period the owner or authorized representative fails to apply for or maintain a valid short-term rental license as measured from the date the written notice was received.
- F. Term; renewal. All licenses issued under this Article shall be valid for one year from the date of issuance until and unless suspended or revoked. The owner or authorized representative shall apply for a short-term or vacation rental license renewal and pay a renewal license fee annually. A short-term or vacation rental license is non-transferable and non-assignable.

## **Sec. 26-259-Emergency Point of Contact**



When requested by a police officer, the emergency point of contact whose name appears on the license application must be on the short-term or vacation rental premises, or be available over the phone or by text, within sixty (60) minutes of the request related to an emergency that requires police response. The owner, authorized representative, or emergency point of contact shall respond to all other non-emergency complaints relating to the short-term rental in person, over the phone, by e-mail, or by text within twenty-four hours of the request.

#### **Sec. 26-260-Compliance with the Law; Prohibited Uses**

- A. Every short-term or vacation rental shall comply with all applicable federal, state, and local laws, rules, and regulations, including but not limited to, sanitation, solid waste, tax privilege licensing, property tax registration, traffic control, pollution and noise control, property maintenance, and nuisance abatement.
- B. No person or entity shall operate a short-term or vacation rental in violation of this Article or other law. In addition, the use of a short-term or vacation rental property for any of the following uses or purposes is strictly prohibited:
  - (1) Nonresidential uses, including but not limited to for a special event that would otherwise require a permit or license pursuant to a City ordinance or a state law or rule or for a retail, restaurant, banquet space, or other similar use;
  - (2) Any use that violates applicable laws, including but not limited to local zoning, building codes, fire codes, and noise abatement codes.
  - (3) Housing sex offenders;
  - (4) Operating or maintaining a sober living home;
  - (5) Selling liquor, legal or illegal drugs, or pornography;
  - (6) Operating nude or topless dancing;
  - (7) Obscenity;
  - (8) Prostitution;
  - (9) Adult oriented business; or
  - (10) Any other use prohibited by A.R.S. § 9-500.39.
- C. Prima facie evidence. Representations or advertisements, including online listings that advertise one of the prohibited uses under this Section, that reference a short-term or vacation rental located within the City of Surprise is prima facie evidence that a short-term or vacation rental is operating in violation of this Section.
- D. It is unlawful to offer for rent or operate a short-term or vacation rental without a valid transaction privilege tax license issued by the State of Arizona.

#### **Sec. 26-261- Advertisements**

The owner or authorized representative shall display the City of Surprise short-term or vacation rental license number on each advertisement for the short-term or vacation

rental property that is placed in any media or online platform. The license number shall be displayed prominently at the top of the advertisement in bold-face type in a point size no smaller than the smallest point size contained elsewhere in the advertisement.

### **Sec. 26-262-Posting on the property**

The owner or authorized representative of the short-term or vacation rental shall display inside the property a notice including the name, phone number, and email address of the owner, authorized representative, and emergency point of contact in a conspicuous place within 10 feet of the primary entrance of the short-term or vacation rental. The Notice will read as follows:

#### **NOTICE**

It is unlawful to use this property for any nonresidential use, special events that otherwise require a permit or license, retail business, restaurant, event center, banquet hall, for any adult oriented business or prostitution, to house sex offenders, to operate a sober living home, or other uses prohibited by Arizona Revised Statutes, § 9-500.39.B, as may be amended.

Owner:

Emergency Contact name, phone number and email:

City Short-Term Rental License #:

### **Sec. 26-263-Neighbor notification**

Prior to offering a short-term or vacation rental for rent for the first time, the owner or authorized representative shall provide neighbor notification to each single-family residential property adjacent to, directly across from, and diagonally across the street from the short-term or vacation rental property. The neighbor notification shall be provided in writing in the form required by the City and shall include the following minimum information:

1. The short-term or vacation rental license number issued by the City;
2. The physical address of the short-term or vacation rental; and
3. The name, physical address, e-mail address, and twenty-four (24) hour telephone number of the emergency point of contact.

Additional neighbor notifications. The owner or authorized representative shall provide an additional neighbor notification prior to any change in the emergency point of contact on file with the City.

### **Sec. 26-264- Insurance Required**

Prior to offering through advertisement a short-term or vacation rental for rent or renting, the owner shall provide evidence of at least \$500,000 aggregate amount general liability insurance for each short-term rental either by directly contracting for such insurance or by advertising through an online lodging marketplace that provides equal or greater coverage.

## **Sec. 26-265 RESERVED**

## **Sec. 26-266- License Suspensions**

A. License suspensions. The City may suspend a short-term or vacation rental license for a period of up to twelve (12) months for any of the following:

1. Three (3) verified violations of this Article within a twelve (12) month period, not including any aesthetic, solid waste disposal, or vehicle parking violation that is not also a serious threat to public health and safety.
2. One (1) verified violation that results in or constitutes any of the following:
  - a. A felony offense committed at or in the vicinity of a short-term or vacation rental by the owner of the short-term or vacation rental or by the owner's authorized representative;
  - b. A serious physical injury or wrongful death at or related to a short-term or vacation rental resulting from the knowing, intentional, or reckless conduct of the owner of the short-term or vacation rental or the owner's authorized representative;
  - c. The owner of the short-term or vacation rental or the owner's authorized representative knowingly or intentionally housing a sex offender, allowing offenses related to adult-oriented businesses, sexual offenses, or prostitution, or operating or maintaining a sober living home; or
  - d. The owner of the short-term or vacation rental or the owner's authorized representative knowingly or intentionally allowing the use of a short-term or vacation rental for a special event that would otherwise require a permit or license pursuant to the Surprise Municipal Code or a state law or rule or for a retail, restaurant, banquet space, or other similar use.

B. Notice of license suspension and appeals. The City shall give written notice of the license suspension to the owner and the authorized representative of the short-term or vacation rental. The notice shall inform the owner and the authorized representative of the right to appeal the license suspension as set forth in Section 26-37 of this Chapter. An appeal under this Section does not operate as a stay of the license suspension.

## **Sec. 26-267-Enhanced Penalties for verified violations**

- A. The remedies in this Article are cumulative and the City may proceed under one or more such remedies.
- B. In addition to any other penalty that may be imposed under the Surprise Municipal Code, and notwithstanding any other law, the following civil penalties may be imposed upon the owner of a short-term or vacation rental if the owner causes, allows, facilitates, aides, or abets a verified violation of any provision of this Article, related to the same short-term or vacation rental property within a 12-month period:
  - 1. Up to \$500 or up to an amount equal to one night's rent for the short-term or vacation rental as advertised, whichever is greater, for the first violation.
  - 2. Up to \$1,000 or up to an amount equal to two nights' rent for the short-term or vacation rental as advertised, whichever is greater, for the second violation.
  - 3. Up to \$3,500 or up to an amount equal to three nights' rent for the short-term or vacation rental as advertised, whichever is greater, for a third and any subsequent violation.
- C. If multiple violations arise out of the same response to an incident at a short-term or vacation rental, those verified violations are considered one verified violation for the purpose of imposing a penalty.





## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 18, 2023

Contact Person: Donna Meuse, Human Resources  
Director

Submitting Department: Human Resources

District: Internal

Staff Recommendations: None

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Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

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### **Agenda Wording:**

Consideration and action pertaining to candidates for appointment to the position of City Clerk.

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### **Motion:**

Any motion will be dependent on the discussions that occur within the noticed executive session.

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### **Background:**

Pursuant to A.R.S. 38-431.03(A)(1), candidates have been provided with written notice of the intent to consider and discuss their respective applications in executive session. Candidates may request that the review and discussion of their application occur in the public meeting instead of executive session. This item has been placed on the agenda so that the City Council may publically discuss any candidates who may request that discussion and consideration of their application occur in a public meeting.

After an executive session to consider and discuss candidates for the position of City Clerk, if one occurs, City Council may take legal action or provide direction to city staff pertaining to the next actions to be taken in the appointment process.

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### **Objective Analysis:**

This item is necessary to comply with Arizona's open meeting laws if council decides to take action pertaining to the candidates for the City Clerk position.

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### **Policy Compliant:**

This item complies with A.R.S. 38-431 *et seq.* and Surprise Municipal Code Sec. 2-160 *et seq.* as it pertains to appointment of the City Clerk.

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### **Financial Impact:**

none.

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### **Budget Impact:**

None.

### **FTE Impact:**

None.

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 18, 2023  
Submitting Department: City Clerk  
Staff Recommendations:

Contact Person:  
District: Citywide

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

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**Agenda Wording:**

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**Motion:**

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 18, 2023

Contact Person: Donna Meuse, Human Resources  
Director

Submitting Department: Human Resources

District: Citywide

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: No

**Agenda Wording:**

Consideration and action to recess into executive session to discuss and consider final candidates for appointment to the position of City Clerk pursuant to A.R.S. 38431.03(A)(1).

**Motion:**

**Background:**

**Objective Analysis:**

**Policy Compliant:**

**Financial Impact:**

**Budget Impact:**

**FTE Impact:**

**ATTACHMENTS:**