



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 Economic 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.

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| 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
Legal |
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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.

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| 3. | Citywide | Presentation and discussion pertaining to the Veterans, Disability & Human Services Commission Community Legend Award program. | None

Danielle Osborne
Human Svcs and
Comm Vitality |
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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));

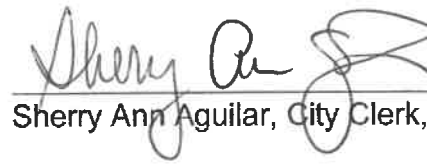
L. Adjournment

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



Skip Hall, Mayor

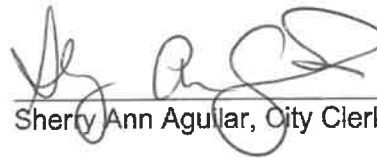
ATTEST:



Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, April 4, 2023.**



Sherry Ann Aguilar, City Clerk, MMC