



CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, June 20, 2023 @ 4:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the City Council Work Session of Tuesday June 20th, 2023 to order at 4:02 pm located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ 85374.

B. Roll Call

In attendance with Mayor Hall were Vice-Mayor Chris Judd, Councilmembers Nick Haney, Patrick Duffy, Jack Hastings, and Alyson Cline (Late). Councilmember Ken Remley was excused.

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

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion regarding general transportation updates.

Kristin Tytler, Public Works Director, gave a PowerPoint Presentation, she thanked Eric Boyles as the Transportation Director, she talked about the Micro Transit WeRide program and the extended free rides through Aug 31 she said they have done 1700 rides since April. She further talked about the

New Performance Dashboard, Traffic Accidents, Enforcement, Travel Time as well as Pavement Conditions.

Assistant Police Chief Charles Morin talked about the overview traffic unit, he said they added 2nd shift and officers, he also said they have 1 day shift vacancy 2 vacancy night shifts. He talked about the Mission for Traffic.

Kristin talked about the focus on decreasing traffic collisions Litchfield & Bell. She said there were 65 signals currently, potentially adding 10+. She further talked about New Programs: the Bell Rd Adaptive Signals which monitors real time / Emergency Preemption; Grant funding to be complete early next year for clearing intersections for ER vehicles; Flashing Yellow Arrows 13 left to retrofit for complete city coverage Received MAG funding to install fiber; ADOT Projects for US60/SR303 Long Term \$130-140 Mil projects. Focus Litchfield / 303 alignment and connection from El Mirage to Happy Valley; far west valley Jomax area. Capital Improvements: 163rd /Cactus/ Waddell/Cotton Lane/Sarival/Happy Valley Nov Bond

to retrofit for complete city coverage Received MAG funding to install fiber; ADOT Projects for US60/SR303 Long Term \$130-140 Mil projects. Focus Litchfield / 303 alignment and connection from El Mirage to Happy Valley; far west valley Jomax area. Capital Improvements: 163rd /Cactus/ Waddell/Cotton Lane/Sarival/Happy Valley Nov Bond

Vice-Mayor Judd asked about Flashing Yellow accident reduction? Yes, information will be sent over.

2. Presentation and discussion pertaining to the draft of the Surprise General Plan 2040.

Jason Moquin, Planning Manager, gave a PowerPoint presentation.

Publishing later this month for public comment - held 8 GPAG meetings 5 in person workshops 3 virtual 4 booths 2 presentations Planning & Zoning 3 joint educational sessions multiple stakeholder meetings virtual surveys to HOAs Youth Council; process timeline
Matt Klyszseko consultant - 60 day review then begin public hearings preparation for Aug 2024 election

Vision Statement proposed - advisory group crafted; Plan Core Values - Welcoming Place, Livable Community, Concerned City, Competing Economy, Healthy Lifestyle, and a Sustaining Environment.

Organizational Structure - Diagram; structured around the vision and core values

Mayor Hall asked if public safety is not demonstrated in values, as we grow we want to support safety; companies look at safety for their employees why is that not more prominent? response: safety/healthy lifestyle of community would capture safety but will evaluate further to show emphasis; Mayor Hall, very important that safety is focus

Growth Areas - revised map adding planning area 7 understanding not currently annexed

Land Use Plan - Rural Residential Overlay

Open Space Plan - wildlife and recreational connectivity - state and county corridor assessment reviewed

Vice-Mayor Judd Question; are the plans current vs proposed? No - proposed only - white tank area not shown? these are 2 separate maps one for trails one for wildlife - Mayor Hall suggests labeling Vice-Mayor Judd, does every wildlife corridor have a trail? No, Vice-Mayor Judd - sometimes they are not compatible - response take a look for conflicts to mitigate as necessary, one key area to note is shown hatched area

Mayor Hall asked about the yellow within green, what does that mean? - yellow is wildlife corridor or wash area; green is buffer area

Councilmember Cline Question: if possible to make an overlay would be helpful for visual; yes

Housing - make it more prominent in the plan - goal balanced condition for all; generally work toward expanding living within community not focus on one type of housing and affordable

Mayor Hall commented that we need recruitment, developers that are creative great designs etc. for rent and no condos for sale we need more attached types for sale in our plan to aggressively recruit; response yes agree and recognize giving confidence for goal and policies and action items to help move the needle very helpful thoughts

Transportation - functional classification plan

Water Resources - Management and Conservation more prominent - move discussion to earlier in the plan; clear goals; delivery of water

Next Steps - 60 day review begins June 30; Workshop #3; Planning & Zoning Commission

Hearings October 5 / Nov 2 - Council Consideration / Ratification Aug 2024

Councilmember Hastings - Comment - agree with Mayor on Safety ; what about Education? review 2nd slide comparison values likes the left side better; response - beginning of document goals for plan showing education and safety focus areas -virtual aspect to navigate the plan; Councilmember Hastings - for voters need to make sure this is simple for voters to understand what does Surprise care - response committee about be specific and balance to emphasize areas appropriately

Mayor Hall - Comment - The left side being easier to read, simple and concrete.

Vice-Mayor Judd - Comment - Thank you to Chairman Doolittle for leadership of the committee; likes the vision statement; likes new core values; more emphasis on recreation within healthy lifestyle; Water -moving to the front? Response; last topic discussed but will be moved up in the plan based on committee meeting discussion - land/transportation/water - Vice-Mayor Judd - move water to #1

Councilmember Haney - Comment - Public Safety - response times credit to department proactive; Question- Quality Transportation System - history of discussion as why it's not on the 2035 - Response - several components are carried over to the new plan; Councilmember Haney - clearly prioritizing infrastructure in prior version, critical to put priority Water and Transportation are the two top categories. Loves that the change says "We"

Councilmember Cline - Comment - Education - expand a little bit local education to category about the competing economy.

3. Presentation and discussion pertaining to the results of the Housing Study.

Seth Dyson introduced the item as well as the Matrix Design Group - Charlie Perham, Christian Caron, Robert Mansolilo. There was a PowerPoint Presentation showing the results of the Housing Study. Hired Nov 2022 – Tasks. Results - Data Points - Housing Stock 2021 - 83% - Median Rent - High; Average Gross Rent 2022 Q1 - higher than pre-pandemic levels; Neighborhoods % below \$1500; Median Home Sales double over 10 years; Surprise higher than west valley but lower as a whole by county;

Charlie asked about previous 10 years, and thoughts on cost; 2007 peak

Cost burdened Renters/Homeowners - 53% Renters 25% Owners. Single Income -typically fail to meet household. Senior Housing - 23% 65+ - 12% vacancy; Available housing - not affordable. Projected Gaps in Owner Market / Rental Market.

Vice-Mayor Judd asked about the affordable ones, and how much rent could an one family afford? Christian replied that 30% of income low earnings (500 month lowest income bracket).

Christian talked about the conclusions; renters cost burden; surprise lowest share of affordable rental units; most affordable units continue short supply; ownership out of reach for many due to rapid increase in price; deficit affordable and luxury owner homes to grow

Councilmember Cline, asked about excess apartments and if it would impact rent to come down? She said it would seem rates will come down for buildings to stay afloat? Charlie replied that the chart shows not enough luxury now but not enough available in city now will continue. Councilmember Cline followed up by asking if other affordable homes will be taken instead? Charlie replied that less units built at higher cost. Councilmember Cline said that downsizing and making affordable options less available.

Councilmember Duffy asked how much data is factoring in economic cycles? What happens in next recession? Christian replied; yes, they accounted for that in the data. Councilmember Duffy asked what factored in high interest? Will we have a surplus of apartments? Christian said that risk based decisions on this type of data by developers yes, the model accounts for fluctuation in market.

Councilmember Cline asked about recessionary trend, did data analysis include properties in process as of now? Christian said yes, depending on different phases. Councilmember Cline asked about properties are in build now? Christian said only accounts for units occupied. based on what is in the pipeline could close gaps. Councilmember Cline said it could mitigate top 2 tiers.

Charlie talked about Potential Solutions - allow duplex and triplex / reevaluate off street parking requirements; pursue finance zero interest loans or grants; educate stakeholders low income housing tax credit; augment Newtown Community Land Trust; legislation establish land banks use of TIF; offer developer incentives

Vice-Mayor Judd asked about Community of HOA's and if they will say no? Charlie said they understood the challenge.

4. Presentation and discussion pertaining to the FY2023 Financial Status Report through March 2023.

Andrea Davis, Chief Financial Officer talked about the General Fund Sources, the \$3.9 Million over estimate sources, as well as the General Fund Uses.

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

1. Executive Disclaimer - Part 1

L. Adjournment

Vice-Mayor Judd moved to adjourn the meeting, Councilmember Cline Seconded the motion. The motion pass 6 "yes" votes, 1 excused. Meeting Adjourned at 5:06 P.M.

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, 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, June 20, 2023.**

Kristi Passarelli, City Clerk