



CITY OF SURPRISE
City Council Meeting Minutes
100 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, April 1, 2014 @ 06:00 PM

A. Call To Order

B. Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 p.m. Surprise City Hall Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Tuesday, April 1, 2014**. Also in attendance with Mayor Wolcott were Vice Mayor Hall, Council Member Winters, Council Member Biundo, Council Member Williams, Council Member Villanueva, and Council Member Tande.

Staff Present: City Manager, Chris Hillman, City Attorney, Misty Leslie, and City Clerk, Sherry Ann Aguilar.

C. Pledge of Allegiance

D. Invocation

E. City Manager Report:

Government Relations Director, Michael Celaya gave a legislative update; 79th day of the session; it does not appear to be approaching a close soon; Senate has sent back many amendments to the budget and looks like this will continue for a while.

The Governor said she would not sign any more bills until the budget is presented. She is concerned about budget cuts for the schools. Many other bills are in the pipeline and many bills that the City does not support may be coming forward.

HB 2547 - Major Events Safety Reimbursement is being reviewed, currently at the Rules Committee level. It has great support.

HB 2044 - Fire District Bill - Planning areas in adjacent Cities/Towns.

Firearms Bill update. This bill is not about firearms, it is about penalizing elected officials. Has gone through 4 committees, one more left.

F. City Attorney Report:

City Attorney Leslie reported on the National Crime Victims Rights Week; report in Progress Magazine

and art in city hall.

Mayor Wolcott introduced Zeanna Hawk, Youth Civic Leader.

G. Regular City Council Meeting Agenda:

Mayor Wolcott read a proclamation recognizing Sexual Assault Victim Awareness Month; 14 reports of rape or attempted rape in Surprise. Chief commented on the campaign to assist victims, the victims are usually put on trial.

Mayor Wolcott read a proclamation recognizing of April as National Fair Housing Month - presented to Christina Ramirez, Housing Rehabilitation.

Consent Agenda:

***#1. Consideration and action approving a preliminary plat entitled "The Retreat at Sycamore Farms Parcel 12, Phase 2," dated December 2013, an area generally bounded by SR303 to the west, West Cholla Street to the north, and North 165th Drive to the east; Resolution #2014-20 - APPROVED**

***#2. Consideration and action on the minutes of March 11, 2014 Special City Council Meeting and March 18, 2014 Regular City Council Work Session and Regular City Council Meeting - APPROVED**

***#3. Consideration and action on Professional Services Agreement SA14-069 with GHD Inc, to provide design and construction management services for Mountain View Boulevard improvements in an amount of \$74,485 plus an owner's contingency of \$8,015 for a total cost of \$82,500 - APPROVED**

***#4 Consideration and action on a Series 06 Liquor License request by Wayne Roediger for Rumors Sports Bar & Grill located at 16846 W. Bell Road, Suite 100, Surprise, AZ 85374 - APPROVED**

***#5 Consideration and action accepting application to the Arizona Governor's Office of Highway Safety for available 2014 Reallocation Funding in the amount of \$25,225; Resolution #2014-24 - APPROVED**

*** #6 Consideration and action authorizing the submittal, acceptance and execution of the 2015 GOHS PD DUI Overtime, Equipment and Training grant through the Governor's Office of Highway Safety Program in the amount of \$66,000.00; Resolution #2014-28 - APPROVED**

*** #7 Consideration and action accepting a grant in the amount of \$1,600.00 from Wal-Mart Superstores located in Surprise, Arizona to assist with incurred costs for annual POST re-charter fees, youth training activities, literature, and equipment for members of the Police Explorer Program; Resolution 2014-32 - APPROVED**

*** #8 Consideration and action approving an Original Town Site Incentive Plan for Arizona Charter Academy located at 16011 North Dysart Road; Resolution #2014-33 - APPROVED**

***#9 Consideration and action accepting a grant in the amount of \$2,000.00 from the Sun City Elks Club to assist with the costs of conducting a city-wide bicycle safety program; Resolution #2014-35 - APPROVED**

Council Member Villanueva made the motion to approve the consent agenda. Council Member Tande seconded the motion. Seven yes votes. Motion carried.

Non-Public Hearing:

#10 Presentation and discussion of the village planning process and review of completed plans (Village 1 and Village 3). Obtain direction as to how to proceed and next steps - NO ACTION

City Planner, Nichole McCarty gave an overview regarding the village planning process and review of completed plans (Village 1 and Village 3). Obtain direction as to how to proceed and next steps. A powerpoint presentation was reviewed.

Ms. McCarty commented that she will do a review of past actions of the Village Planning for the purpose of new Council on board.

Village 5 is one that we recommend as addressing next due to traffic issues and congestion and lack of roadway access.

Vice Mayor Hall spoke of Village 2 and high priority corners.

Council Member Biundo spoke of his connectivity concerns and further in-depth discussion.

Council Member Tande stated the following: that he has been watching the Village planning process before becoming a Council Member; if we get ourselves too thin on resources, there are issues in both Villages that he would like to see addressed soon and he would recommend spending some money upfront to have a good plan in place before proceeding.

Council Member Williams stated that there needs to be a better sense of urgency on Village 2 in terms of hard corners before other areas develop and that this is his recommendation.

Council Member Villanueva asked for clarification from Council Member Tande regarding the percentages that he mentioned in his comments.

Council Member Tande clarified planning resources, employees to address our most important projects.

Council Member Villanueva commented on Village 1 (Original Townsite) that it has been waiting for many years to be upgraded, especially along Grand Avenue which is a main entrance into the City. She further commented on investing and beautification of the OTS.

Vice Mayor Hall inquired about the GAP Study that was done 5 years ago.

Ms. McCarty stated that she is not familiar with this study.

Mayor Wolcott stated that we need to make sure the GAP Study doesn't have gaps in it and that it is a complete and useful document. She further commented that we need to find ways

to bring our areas together. She also asked City Manager Hillman to arrange a joint meeting with Planning and Zoning for an in-depth discussion.

Vice Mayor Hall suggested coming up with a plan on how we can attract a resort development for the White Tanks area, have something available.

#11 Presentation and discussion regarding CDBG Annual Action Plan - NO ACTION

Neighborhood Services Manager, Christina Ramirez gave an overview of the CDBG Annual Action Plan. A powerpoint presentation was reviewed. There is an amount leftover from previous estimates in the amount of \$345,000.

Vice Mayor Hall asked for a map of where the street improvements were and where the projected sites will be for the future. He inquired about Paradise Honors.

Ms. Ramirez stated that they did not qualify due to stringent qualifications for financial information.

Council Member Biundo inquired about the Social Services component.

Ms. Ramirez stated that it is not a requirement.

Council Member Villanueva agreed with Council Member Biundo on his recommendations and spoke of homes in the community. She then inquired about public service.

Ms. Ramirez gave an overview of the different types of services.

Council Member Tande asked if general fund dollars are involved in this.

Ms. Ramirez replied that they are not.

Council Member Tande inquired about the history on the P&Z Commission making recommendations.

Ms. Ramirez reviewed history of the committees.

Mayor Wolcott stated that she completely agrees that a priority needs to be in place so that we revitalize our City.

Vice Mayor Hall asked if our Grants Administrator knows that this is a priority.

Ms. Ramirez stated that it needs to be a coordinated effort.

City Manager Hillman stated that we are currently going through the process right now and reviewing all of our policies relating to grants.

Council Member Tande spoke of the process; future discussion on consolidation and that he would like to see Council Member Villanueva be able to weigh in heavily on this process.

Vice Mayor Hall stated that there are a couple of huge assets in the OTS that we need to keep

in mind

#12 Presentation and discussion on amending COS13-014 to include Guaranteed Maximum Price (GMP) 2 for the Construction Manager at Risk contract with Felix Construction for the Mountain Vista Ranch Well No. 2 in the amount of \$1,318,501 including a \$50,000 owners contingency - NO ACTION

Michael Boule of Public Works gave an overview and powerpoint presentation of this item.

Vice Mayor Hall stated that he would like to applaud the team for the work they have done on this project and working with the neighbors. He further stated that he has not received any complaints about this project.

Council Member Winters asked for clarification on the cost differences between GMP #1 and #2.

Mr. Boule stated that it includes many more components.

Council Member Tande asked if there are any general funds.

Mr. Boule stated that it's 100% impact fee funds.

#13 Presentation and discussion of the City's debt portfolio, the impact of the City's bond rating on debt management and amending the City's financial policy language to focus efforts on achieving the highest bond rating possible - NO ACTION

ACM, Bob Wingenroth gave an overview and powerpoint presentation regarding this item. He introduced CRS Director, Mark Coronado to discuss an exciting opportunity coming our way.

Jim Sundberg, Senior Executive Vice President at Texas Rangers Baseball Club and Kevin Uhlich, Senior Vice President, Business Operations at Kansas City Royals Baseball Club to talk about extending their leases and to share in the costs to help pay off the debt and possible expansion of the facility.

Mr. Sundberg stated that he was not a part of the decision of coming to Surprise but has had the pleasure of coming here to Surprise for the past 12 years. He further stated that he has been able to watch the City grow and that they have had a great partnership with the City and look forward on providing remodel on the headquarters.

Mr. Uhlich commented on that it is a great relationship, that he has been with the Royals for 8 years and this partnership is far better than other partnerships and have been a great relationship. He further stated that they do use the facility 12 months out of the year.

Mayor Wolcott thanked everyone for the wonderful relationships with both teams.

Mr. Wingenroth presented one slide to show as a rough overview of financing. Take advantage of bond rating and extend the term of the bonds as an initial look at how we could achieve this.

Council Member Villanueva commended both teams.

Council Member Winters inquired about extending the debt.

Mr. Wingenroth explained that it is not definite yet but that it may be a range of 8 - 11 years to pull this off with keeping our investments in range.

Vice Mayor Hall requested an update on the latest economic impact of the stadium year round.

Mr. Coronado stated that he can get these studies from the Cactus League.

Council Member Williams commented on extending the MPC debt and inquired about the impact it would have on our bond rating for future endeavors.

Mr. Coronado stated that it should not have a negative impact as long as we put together a plan that our bond agencies will believe in.

Council Member Tande stated that having the teams and Stadium here has put us on the map and that this is what we need to do for economic development as we invest in the City of Surprise. He further commented that we are healthy again, not wealthy but we received a rating increase recently and this is huge. He read the following statement "The City shall periodically report on measurable steps taken while striving towards achieving and then maintaining the highest bond ratings in order to minimize borrowing costs, preserve access to credit and demonstrate excellent financial stewardship to our taxpayers and our residents"

Mayor Wolcott stated that we can make sure our policies are inspirational and appreciates Council Member Tande's leadership on this change of policy.

Mayor asked for Council's consensus on this policy change read by Council Member Tande.

H. Call To The Public:

Ken Wright: spoke of the meeting regarding the impact fees and meaningful comments were made by City staff. Problem avoidance is the best resolution to problems. Most people wait until there is a problem before addressing. When the impact fees come before the Council again, the Council makes it clear where it qualifies.

I. Other Business and Future Agenda Items:

Council Member Villanueva: Boys & Girls Club

J. Mayor/Council Reports:

Council Member Villanueva: commended CRS for Spring Training and tournament; meetings at OTS have had great turnout; West Valley Foundation Caesar Chavez Breakfast on Friday; met with students from Mexico and toured techcelerator with 40 students.

Council Member Williams: thanked Lynch and his staff for coordinating with local high schools; collected data for Youth Master Plan.

Council Member Tande: tennis tournament; HOA Summit, a lot of good comments, good attendance

and attending several block parties.

Council Member Winters: Art Show.

Council Member Biundo: Conference All Ages; Form Base Code Meeting and SC Grand seated new board of directors this morning.

Vice Mayor Hall: thanked staff for the great job with HOA Connection, super job and great ideas were shared.

Mayor Wolcott: thanked former Council Leo Mankiewicz, Form Base Code; trying to raise the bar on the quality of our community; enjoyed WHAM Arts Festival; GPEC Board of Directors; rolled out a Metropolitan Business Plan.

Council Member Tande made the motion to adjourn the Regular City Council Meeting and enter into executive session at 8:19 p.m. Council Member Winters seconded the motion. Seven yes votes. Motion carried.

K. Executive Session:

#14 Discussion and consideration of employment matters related to the performance and performance goals of the City Manager pursuant to Ariz. Rev. Stat. §38-431.03(A)(1).

L. Adjournment

Mayor Wolcott adjourned the Regular City Council Meeting of April 1, 2014 at 10:12 p.m.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk,

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 1, 2014.**

Sherry Ann Aguilar, City Clerk,