



CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, November 21, 2023 @ 4:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Work Session of November 21, 2023 to order at 4:00 p.m., 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, Alyson Cline, Patrick Duffy, and Jack Hastings. 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 pertaining to an Annual Luke Air Force Base Update.

Jodi Tas came to talk about this item. She introduced General Jason Rueschloff. The General gave an update regarding Luke Air Force Base. He talked about how the pilots train for combat, and gave a briefing about the geopolitical situation and how that impacts Luke Air Force Base. He talked about the international partners that train at the base. He gave an update about F-16's and the shift to F-35 training. He talked about economic impact of the base locally. He gave an updated about the Decentralized Fellowship, and Spark Cell program. He gave an updated about Luke Days returning in March 2024. He talked about the Fighter Country Foundation.

Mayor Hall thanked the General for the work they do at the base. Mayor Hall talked about the work to support the pilots and aircraft.

2. Presentation and discussion by the Maricopa Association of Governments (MAG) regarding housing market and economic development trends.

Jodi Tas, came to present this item. She introduced Anubhav Bagley. He talked about the Regional Economic and Housing Trends. He talked about the growth of Maricopa County, Unemployment, Inflation Rate, Cost of Living, Diversifying Economy.

Vice-Mayor Judd, asked what's driving the cost of living? Anubhav said it was the housing price, and cost of gas. Vice-Mayor Judd asked if it was reasonable that if the housing price went down then the cost would decrease, Anubhav agreed.

Anubhav talked about the total employment within Surprise, the percentage of people living outside of Surprise.

Councilmember Cline, asked about the number of people working outside the city and what job categories are driving people out of the City. Anubhav said he would do research and follow up.

Anubhav further presented Residential Completions, Phoenix Sale Transactions for housing, Median Sale Price.

Vice-Mayor Chris Judd said that there is less houses and less offers? Anubhav said that is correct.

Anubhav talked about the Availability of Apartment Units.

Mayor Hall asked about the Housing units, he asked if it was for finished units or if it counted units under construction? Anubhav said it only counted completed units.

Anubhav showed information about Apartment Rent, Multifamily Vacancy Rate and units, Single Family Rental Complexes, Short-Term Rentals, Institutional Buyers.

Councilmember Cline, asked about single family rental complexes, and asked if Christopher Todd cottage homes would be an example? Anubhav said that would be a good example. She talked about the demographics who use these type of rentals.

Anubhav talked about the Percentage of Investor Owned Properties, Housing Affordability, Household Income, Cost-Burden Households.

Vice-Mayor Judd asked about rent and if it included utilities? Anubhav said it was everything.

Councilmember Cline, asked about the cost of properties and institutional buyers, and if it was the reason for the corrective behavior with the cost of housing? Anubhav talked about the history of housing and how that has impacted everything. He talked about how Covid impacted housing within the Valley. She talked about how difference factors combined to impact the cost of living. Anubhav said the largest percentage of cost burden homes is actually in apartments.

Anubhav talked about the Increase of Residential Units Permits, Long-Term Housing Development Pipeline,

Vice-Mayor Judd asked about active and platted, and if they were excluded previously platted? Anubhav said it was and did not include "zombie" sub-divisions.

Anubhav talked about the health of the local economy, and gave the takeaways from the presentation.

3. Presentation and discussion pertaining to Traffic Warrants.

Eric Boyles, Transportation Director, came to present this item. He talked about City Development Standards, Other Standards, Traffic Warrants, Traffic Signals, Pedestrian Crosswalks.

Councilmember Duffy, asked about the warrant criteria and how many are needed to get the stop light? Eric said it just depends on traffic and the volume warrant and a combination of multiple things including location and use.

Vice-Mayor Judd, asked about crosswalk options? And how to deal with schools that have high children pedestrian traffic. Eric said they could use variable speed limits, or flashing beacons, or other tools they could use. He said they are looking at Cholla and Reems.

Eric talked about Pedestrian Hybrid Beacon Crossings or "Hawks" and what is involved for implementing these units. He further talked about School Zones and Crossings.

Councilmember Duffy, said there were four intersections in mind when he ask for this topic. He said that the City should take action for certain areas and that the City should stay ahead development. Eric said that stop lights help with congestion but doesn't necessarily make it safer for pedestrians, but said they have tools to address these situations. Mayor Hall asked if the City got safe school funding from MAG, Eric said we had and would further look into it.

Councilmember Haney, asked about location identification and what about installing a four way stop until a light is put in? Eric said more than likely it already is, but they would look at specific examples. Councilmember Haney, asked about signal timing to install them, Eric talked about how signals have become a priority, and the availability of them. Councilmember Haney, asked about scheduled signals for 163rd avenue and if it would impact traffic negatively? Eric talked about how they coordinate the signals to make sure the traffic flows.

4. Presentation and discussion pertaining to the draft Land Use Assumptions (LUA), Infrastructure Improvements Plan (IIP) and Development Impact Fees.

Andrea Davis, Chief Financial Officer, came to present this item. She talked about the Development Impact Fees, Ground Rules, Land Use Assumptions, Levels of Service, Limitations, Adoption Process, Project Timeline, Fee Categories, Street Fee Overview, Street Overview.

Mayor Hall asked about the Cactus and Cotton intersection, and if any development along Cactus would pay into the traffic signal? Andrea said that was correct.

Andrea talked about the Proposed Fee Comparison, Resource Fees, Project Timeline, & Stakeholder Meetings.

Councilmember Cline, talked about developers paying fees for their developments and that it's important for residents to understand how this works. She asked how we compare to Cities around us? Andrea said she can compare to other Cities in the upcoming weeks, and she will return with a comparison.

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session
1. Executive Disclaimer - Part 1
- L. Adjournment

Motion: To Adjourn
Initiated By: Aly Cline
Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 5:53 PM

A handwritten signature in black ink, appearing to read "Skip Hall", written over a horizontal line.

Skip Hall, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Kristi Passarelli", written over a horizontal line.

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, November 21, 2023.**

A handwritten signature in black ink, appearing to read "Kristi Passarelli", written over a horizontal line.

Kristi Passarelli, City Clerk