



CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, February 20, 2024 @ 5:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of February 20, 2024 to order at 5:00 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 Nick Haney, Councilmembers Chris Judd, Alyson Cline, Patrick Duffy, Ken Remley and Jack Hastings (Telephonically).

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 the status of the commercial and industrial zoned properties within the City.

Lloyd Abrams & Jeanine Jerkovic came to present this item for the Real Estate Update. They talked about the present conditions, Vacant land, zoning mix, Econ development, considerations & marketing. Lloyd talked about the Commercial Categories.

Councilmember Judd asked if it included multi use? Lloyd said it was just commercial.

Lloyd talked about the Mixed-Use category, and Employment.

Councilmember Cline, asked if the employment area included the area that had been rezoned. Lloyd said it was the office and commerce type.

Jeanine Jerkovic, Economic Development Director, talked about the Key Commercial Areas, a Snapshot of the current development, Post 2025 / Loss of Rental Tax, Applied Economics Report, Retail Demand Analysis, Key Commercial Areas, development in North Surprise, How the City Market's Itself, Future of Economic Development, Digital Twin and VR Experiences.

Councilmember Remley, asked about the balance of Commercial versus Residential zoning?

Jeanine said it is improving, and that there is a ways to go. Councilmember Remley asked when the City annexes a land, if they City has the luxury of designating the land as it is annexed? Lloyd Abrams, said that per statue, whatever the zoning is prior for the property has to be brought over. He said that the property owners can request it be rezoned. Councilmember Remley cautioned about disproportionately designating zoning as the City develops, he asked why there was no commercial near City Center? Jeanine, said there are a few things that contribute to the current status of the City, she talked about how the priority of the City has changed from being purely residential to what it is today.

Councilmember Judd, asked about the cost per acre for a multi family? Then asked if the same numbers were crunched for different residential? Jeanine said they did and she could supply that information. He stressed the importance of protecting the City's commercial spaces.

Vice-Mayor Haney thanked staff for their efforts in looking ahead. He talked about addressing the commercial leakage. Jeanine suggested everyone do the Retail Survey.

Councilmember Cline, talked about valuing Commercial areas. She also thanked staff for their work.

Mayor Hall talked about Sun Valley West, and the number of lots that are out there. He said it doesn't look like there's not enough commercial out there? Lloyd said it didn't look like it. Councilmember Remley talked about the development that's out there.

2. Presentation and discussion pertaining to the status of multiple capital improvement projects, including the new Fire Station 309, Aquatics Complex, and Park projects.

Holly Osborn, Parks & Recreation Director, and Chief Espie came to give an update on this item. She talked about Rescue Oasis and the 90% Update. She went over the 60% versus 90% updates, Firestation 309, Oasis Swim Center Updates with shade updates, and Rescue Springs Park Update.

Mayor Hall asked about what kind of trees would be there? Holly said they chose trees that are water consciousness and would provide the most shade.

She further talked about Soak Station 309, Cactus Road Intersection, 90% VS 100% Expected Changes, and Site Update, as well as other park updates. She went over Asset Replacement Improvements, and Surprise Community Park.

Councilmember Duffy, thanked the staff for the changes and updates.

Councilmember Cline, asked how much water will be saved with the turf changes? Holly said they were awarded a grant for the turf reduction.

Councilmember Hastings thanked staff as well. Holly talked about lifeguard jobs with the City.

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

3. Executive Disclaimer - Part 2

4. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: Aly Cline

Seconded By: Nick Haney

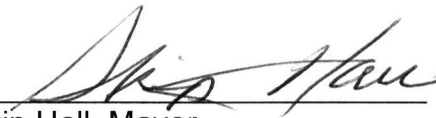
Yes: None

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 5:54 PM


Skip Hall, Mayor

ATTEST:

 for
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, February 20, 2024.**

 for
Kristi Passarelli, City Clerk