



CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, March 5, 2024 @ 4:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of March 5, 2024 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 Nick Haney, Council members Chris Judd, 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

1. City Manager sub-text

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 transportation projects from the Maricopa Association of Governments.

Government Relations Program Director, Jodi Tas, came to present this item. She introduced John Bullen, Chief Transportation Officer, from Maricopa Association of Governments. John talked about the background of Maricopa Association of Governments (MAG); including the regional composition, and the sales tax for transportation. He talked about the half cent sales tax and the impact its' had over the years. He further talked about Proposition 479 and the future impact it could have. He talked about the needs of the county, and Regional Transportation Plan Goals, as well as the proposed improvements for the City. He mentioned the possibility of regional funding, as well as major issues. He namely talked about the 303 and 60 interchange, among other improvements.

Vice-Mayor Haney, thanked John for presenting. He said that this information was very valuable for Surprise residents.

Councilmember Duffy, asked if prop 479 goes through, how long would it take to do the

interchange? John said it depends; that they have to look at the complexity of the project. He says in general it takes a couple years at the minimum. Councilmember Duffy, said that home builders want to develop but get bottlenecked by the lack of road improvements. John said that US has the attention of the region, and they will continue to push it as quickly as they can.

Councilmember Remley, talked about the projects versus the available funding. He asked if the money being spent gets the most bang for the buck? John said they work for that. Councilmember Remley, talked about the 303 and the lack of the interchange in Surprise. He talked about putting in a light rail or some alternative, and if they're going about doing this smartly. John talked about what is set up already within the Proposition. He talked about how the recession has set them back. Councilmember Remley, said that the money put in by surprise will go towards the projects? John said they also leverage the tax with other revenues to expedite the projects. Councilmember Remley talked about when the 303 was built and the number of people living here back then.

Vice-Mayor Haney, asked what happens if the proposition doesn't pass? John said the half cent tax makes up almost half the total revenues and it would have a significant challenge moving forward. Vice-Mayor asked if there was work that could be done to help expedite things now? John said that's the intent they have now and are working with City staff to put that groundwork in now. Vice-Mayor Haney asked if it considers future growth? John says it does.

Mayor Hall, talked about the history of proposition 400 and how the east valley took a large share at the time. He talked about jurisdiction equity and how he didn't like it. He talked about the west valley and the growth potential. He talked about how now the City is playing catch up from the previous developments. John said that there are a number of critical projects identify at the west valley.

Councilmember Cline, said that residents should know about the money going in and without the tax money going in the other sources wont contribute.

Councilmember Remley, talked about if MAG was doing anything with the Feds to address the US 60? John talked a bout trying to secure additional federal funding and the timing involved to obtain it.

2. Presentation and discussion from the Arizona Department of Transportation on current transportation projects in the northern Surprise area.

Jodi Tas, talked about this item, giving some background on the topic. She introduced deputy director Greg Byers, Deputy Director and State Engineer, from Arizona Department of Transportation, Greg came to present this item and talked about; US 60 and 163rd Ave Improvements, short term improvements, upcoming projects, 303 and US 60 Interchange Improvements, Project Status Update, Recommended Future Long-Term Improvements, and a site for more additional information.

Councilmember Cline, talked about the 303 off ramp and asked if there will be any improvements to the noise barrier there? Greg said that normally there are several requirements they have to satisfy, one of them being noise, and they have to take it into account.

Vice-Mayor Haney, asked what additional studies are needed for the interchange? Greg said the additional studies take a closer look at the proposed projects. Vice-Mayor asked about the timing at the light at 163rd and Grand and if they monitor that? Greg said they monitored for a while after they lights were put in and adjusted it. Vice-Mayor asked if the final improvements would impact the timing of the light when they're done? Greg said they would look at the sequencing for the entire area. Vice-Mayor Haney talked about the importance of short-term improvements versus the efforts to bring long-term solutions.

Councilmember Duffy, asked when 479 passes and what BNSF is doing and how it impacts the trucking traffic in the area? And if that would speed up the calendar? Greg said they have been

talking to BNSF and that they are aware of the potential impact. Councilmember Duffy talked about trying to line up with BNSF and their development schedule. Greg said one of the best ways is to make sure they have the most accurate data possible, to ensure the development meets standards.

Vice-Mayor Haney asked if there was any discussion about regional improvement projects with anticipation of BNSF coming in? Greg said they have to look at the regional traffic when a big traffic generator comes in.

Mayor Hall asked about federal highways that have a shield, and if there was any advantage to having a shield? Greg said that the entire route is taken into consideration and what is being served by the route.

3. Discussion pertaining to housing issues, case studies, and solutions requested by Mayor Hall at the Regular City Council meeting of January 16, 2024.

Economic Development Director, Jeanine Jerkovic, came to present this item. She talked about the big questions: Why is housing an issue? What does all this mean for Surprise? Why wouldn't some projects pursue the approvingly zoned real estate sites? What are some of the best practices Surprise can consider on this topic? She went over the Surprise Situation, Annual City Operating Revenues and Expenditures from a 10-Acre Site, One-Time Taxes and Fees, Surprise Multi-Family Residential, Single Family Residential. She also went over several factors as to why housing is unaffordable.

Mayor Hall asked that to buy the median home in surprise, they people need 61K to qualify and that its even more now? To rent they need 48K to rent a 1 bedroom? He asked if we were the highest besides Scottsdale? Jeanine said we were. Mayor Hall further talked about housing affordability between 2020 and 2023, he said we need variable products. Jeanine talked about the current situation. Councilmember Remley said they need to consider a down payment to buy a house as well.

Jeanine talked about the Matrix study and rising cost points, where higher density would be desired within the City, and the best practices the City could do. She talked about example communities and their practices. She compared Surprise to best practice case studies. She talked about the solutions of getting more commercial and housing options. Jeanine also mentioned considerations that could help with the situation.

Councilmember Remley, thanked staff and talked about recruiting first responders and talked about a county program to obtain that workforce. He asked if the City could do something similar?

Councilmember Cline, talked about first responders making long commutes and if they could start the process of some sort of program?

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session
 1. Executive Disclaimer - Part 1
 2. Executive Disclaimer - Part 2
 3. Executive Disclaimer - Part 3

L. Adjournment
Motion: To Adjourn
Initiated By: Jack Hastings
Seconded By: Chris Judd

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

Vote Result: Passed

Meeting Adjourned at 5:36 PM


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, March 5, 2024.**


Kristi Passarelli, City Clerk