



CITY OF SURPRISE
Amended Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 16, 2024 @ 6:00 PM
COUNCIL CHAMBERS
Amended on 4/12/24 (Item 9 Removed)*

A. Call To Order

Mayor Hall called the Regular Council Meeting of April 16, 2024 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Mayor Hall led a Moment of Silence.

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

Students from the Freedom Traditional school led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

2. Fair Housing Mayoral Proclamation

Mayor Hall proclaimed that it was Fair Housing Month.

E. City Manager Report

3. City Manager sub-text

4. Reports

Adam Johnson came to introduce Layla from Freedom Traditional School. He also introduced Youth Council Member Mathew Arroya, from Dysart High School.

F. City Clerk Report

5. Reports

1. 2024 Elections Update

City Clerk, Kristi Passarelli, gave an Elections Update.

2. Consideration and action to appoint Hasan Reed to fill the vacancy on the Veterans, Disability and Human Services Commission with Term Expiration June 30, 2025.

Councilmember Cline talked about all of the interviews that occurred to fill the vacancies.

Motion: To Appoint

Initiated By: Aly Cline

Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

3. Consideration and action to appoint Olivia Fryer to fill the Veterans, Disability and Human Services Commission vacancy Term Expiration June 30, 2027.

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

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

Vote Result: Passed

4. Consideration and action to appoint Brad Stallings to fill the vacancy on the Parks & Recreation Committee with Term Expiration June 30, 2025

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

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

Vote Result: Passed

5. Consideration and action to appoint David Samaniego to fill the vacancy on the Parks & Recreation Committee with Term Expiration June 30, 2025

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

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

Vote Result: Passed

City Clerk, Kristi Pasarelli, administered the oath of office for the appointed candidates.

- G. Call To The Public

Alex Christ, a Surprise Resident, came to talk about the 2024 Elections.

- H. Regular City Council Meeting Agenda

6. CONSENT AGENDA:

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

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

Vote Result: Passed

6. Consideration and action to approve the April 2, 2024 Regular City Council Meeting, and Work Session Minutes.
7. Consideration and action pertaining to acceptance of the Quit Claim Deed for Asante Well Site No. 4 from LCD Asante, LLC, near Pat Tillman Boulevard and 167th Avenue.
8. Consideration and action pertaining to approval of the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2024-2025.
9. ~~*Consideration and action pertaining to acceptance of a donation of \$50,000 from DCS Contracting, Inc. for funding of the before and after school programming efforts provided through the City of Surprise Human Service & Community Vitality Department; Resolution # 2024-62.~~

7. REGULAR AGENDA ITEM - PUBLIC HEARING:

10. Consideration and action pertaining to a rezone of approximately 880 acres, generally located east of 219th Avenue and south of Pinnacle Peak Road, from Planned Area Development (PAD) to Traditional Neighborhood Development (TND). Ordinance # 2024-10.

Trever Fleetham, came to present this item. He gave a background about the location, overview of the region, and the proposed rezone and requested deviations. He further talked about Conceptual Open Space, Phasing Plan, Roadway Network, Luke AFB Density, Conceptual Site Plan, Commercial Illustration, Ford Proving Grounds, Outreach Meetings, and Recommendation.

Michele Staples, a Surprise Resident, came to talk in opposition to this item. She talked about what it was like to live in the area.

Joseph Virosteric, a Surprise Resident, came to talk in opposition to this item. He talked about working with the developer previously along with his concerns.

Eddy Edens, a Surprise Resident, came to talk in opposition to this item. He talked about his fellow neighbors, and their common interests.

Michael Kolb, Melissa Kolb, John Divita, Liana Divita, and Nelson Robles-Morales, Surprise Residents all voiced their unity with their neighbors for this item.

Gennie Robles, a Surprise Resident, came to talk in opposition to this item. She voiced her concern about traffic in the area and safety concerns.

Kimberly Dirostek, a Surprise Resident, came to talk in opposition to this item. She also talked about 219th ave.

Ryan Pilota, a Surprise Resident, came to talk in opposition of this item. He talked about the area, and the potential impact of crime and traffic.

Mercedes Person, a Surprise Resident, came to talk in opposition of this item. She voiced her concerns about public safety in the area.

Rebekah Massie, a Surprise Resident, came to talk in opposition to this item. She voiced her concerns about the proposed development and public safety.

Jeffrey Blilie, spoke on behalf of the developer. He talked about the area and current zoning, traffic flow, and surrounding area. He talked about flooding and traffic in the area, and proposed changes and impact of Deer Valley Road. He talked about previous history of 219th ave and the previous approval. Jeff talked about the proposed changes to the PAD. Mayor Hall asked if 219th has four lanes? Jeff said it was a two median two. Mayor Hall asked if the rendering was 20 acres, Jeff said it was 20+ acres. He talked about the time it takes to develop commercial. He gave a background to developments they have done.

Councilmember Hastings, asked when was the original PAD approved? Jeff says it was 2001. Councilmember Hastings asked about what would happen if this was rejected? Jeff confirmed they could proceed to build 2000 units. Councilmember Hastings asked if the proposal was better or worse than what exists, and voiced his support for the project.

Vice-Mayor Haney, talked about working with citizens about this item. He talked about the previous history of the project. He talked about the resident's input, and asked about the buffer? Jeff said it would be a dense buffer. He asked if the developer could remove the commercial completely? Jeff said they would prefer not to, but would be willing to reduce it down if need be. Vice-Mayor Haney asked if they would be willing to move it? Jeff said they would prefer not to move it. Vice-Mayor Haney talked about the importance of involving residents, but was weary of changing the project too much. He talked about what he would like to see in the area. He said he would like to see it developed as fire station. Vice-Mayor Haney talked about his concerns about infrastructure, and what impact it would have on surrounding areas and what would happen if there was a bad accident in the area? Lloyd Abram's talked about potential detours in the event of an accident; he said there would be multiple ways in and out. Vice-Mayor Haney said he would like to get rid of the commercial and turn it into a fire station. He also said he would like to reduce the amount of the commercial for this project.

Councilmember Cline, asked about the one way in and out access and what would happen if the development continued? Jeff said that 219th would be developed. He said that they would also develop Deer Valley Road. He said 219th would be developed in two phases. Councilmember Cline asked how Pinnacle Peak would be impacted? Lloyd said that Pinnacle Peak isn't being touched at the moment. Councilmember Cline, asked where it ends up? Lloyd talked about where Deer Valley meets it. Councilmember Cline, asked if the council could delay the approval for 30 days? Jeff said he would prefer not to delay, and talked about the development phases. He further talked about what roads would be developed during which phases, he also talked about a willingness to reduce the size of the commercial and designating a site for public safety. Councilmember Cline asked if it could be a substation instead of a fire station? Jeff said there was already a site designated for that. Councilmember Cline asked if the developer had talked to the Wickenburg School District and if this was the area where they wanted a school? Jeff said it was based on the districts input.

Councilmember Judd, asked about Tribly Wash and its importance for wildlife and asked about the plans impacting it? Jeff said they would be maintaining the trail in the proposal. Jeff said it would be a span and open. Councilmember Judd asked about the crossings and how they would accommodate wildlife? Jeff said they would have a bridge along with other trails. Councilmember Judd, asked where the trail would be? Jeff said it would be off to the side. Councilmember Judd asked about the trail in the middle? Jeff said it would be for the community to access the regional trail. Councilmember Judd said it looked like the park covers the wash, Jeff said that it does not. Councilmember Judd asked if it was in code? Trever said the way that it is, is fine. Councilmember Judd asked how much of this still has to happen? Trever said they could ask for stipulations and a native species analysis. Councilmember Judd, talked about the area getting designated as open space and how it has those protections in the LDL. He talked about how he didn't want to see commercial being reduced.

Councilmember Remely, talked about how this was a master plan community and development and the history of such plans in the City, specifically Marley Park. He talked about the length of time to develop the commercial zoning. He talked about developing the infrastructure as well. He

said he liked the design and when it was completed it should be nice.

Councilmember Duffy asked how much commercial is on the existing PAD? Jeff said they could either go commercial or residential. Councilmember Duffy asked if there could be no commercial at all? Jeff said there could be no commercial. Councilmember Duffy talked about the area and the proposal versus what it could be.

Councilmember Hastings, talked about a potential motion to continue. He talked about his desire to keep the commercial.

Vice-Mayor Haney showed support if a fire station could be included. Vice-Mayor Haney talked about putting roots in the community, and the involvement of the residents. Vice-Mayor Haney put forth a motion to approve with a stipulation to include a public safety portion of land, and reduce the number of commercial. Councilmember Haney asked if they reduced the commercial if the developer would increase the housing density. Jeff said they would not increase the number of housing units in the project and would incorporate any surplus land into the adjacent development. Vice-Mayor Haney wanted stipulations for sections F, D & E making changes to land use for public safety, parcel size, and having the applicant submitting a revised document within thirty days. City Attorney, Robert Wingo, provided a summary of the requested revisions and proposed stipulations. Jeff, said he agrees with those stipulations.

Councilmember Judd, said he did not agree with reducing the commercial and limiting the land to fire station only.

Motion: To Approve (With Stipulations)

Initiated By: Nick Haney

Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Skip Hall, Nick Haney

No: Patrick Duffy, Chris Judd

Abstain: None

Vote Result: Passed

11. Consideration and action pertaining to a major PAD amendment to the Mesquite Mountain Ranch PAD, generally located south of Deer Valley Road and east of 231st Avenue, by removing approximately 55 acres of land to be incorporated into the Surprise Foothills PAD, updating the land use map, and changing the land use designation for approximately 9 acres from medium density residential to C-3 commercial; Ordinance # 2024-11.

Trever Fleetham, came to present this item. He talked about the Vicinity Map, Revised PAD Boundary, Existing Land Use Map, Summary of Changes, Roadways, outreach, and Recommendations.

Rebekah Massie, a Surprise Resident, came to talk in opposition of this item. She voiced concerns over the traffic of the area.

Kevin Perry, a Surprise Resident, came to talk about the project and expressed his support for this item.

Jeffrey Blilie, for the applicant, came to give a brief description of this proposal, and the traffic impact.

Councilmember Cline asked about the area marked excluded, and the proposed school site? Jeff

said they would talk about it as part of the next item.

Vice-Mayor Haney, asked about what was going in exactly? Jeff told him it was self storage.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

12. Consideration and action pertaining to a major PAD amendment to the Surprise Foothills PAD, generally located east and west of 231st Avenue, south of Pinnacle Peak Road, and north of Beardsley Road, incorporating approximately 55 acres removed from the Mesquite Mountain Ranch PAD, and revising the land use plan, development parcel configuration, and development standards; Ordinance # 2024-12.

Trever Fleetham, came to talk about this item. He talked about the Vicinity Map, Zoning Map, Existing Land Use Map, Proposed Land Use, Roadway Network, Roadways, Summary of Changes, Outreach, and Recommendation.

Rebekah Massie, a Surprise Resident, came to speak in opposition of this item.

Jeff Blilie, on behalf of the developer, gave a presentation. He talked about the history of the area and the project. He also talked about the proposed improvements for the area.

Councilmember Duffy, asked about the objective analysis, and how there was no commercial usage? Jeff said there is no commercial on the proposal. Jeff said overall there would be commercial for the entire project.

Councilmember Cline, asked about the school if the square footage was the same or increased? Jeff said it was the same. She further asked about the exception listed on the map? Jeff talked about the history of the project and the exception will come in the next coming months to be added to the project. She asked about the fire station and a mutual aid agreement with the Festival Area would help? Jeff said they would be the first responders for the area.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Patrick Duffy

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

8. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

13. Presentation and discussion on the Out of the Park Music Fest

Sports and Tourism Director, Kendra Pettis, came to present this item. She talked about the Signature Event History, Event Overview, Statistics, Opportunities for Growth, and the Tourism Fund.

Councilmember Cline, talked about the event and her experience. She asked if Coffee/Coco could be included as well for a vendor? She also talked about the VIP tent, and feedback.

Councilmember Judd, talked about the event and thanked staff. He asked what would be a successful event financially speaking? Kendra said it takes years to build, she said they would like to break even. Councilmember Judd asked what the event would look like to break even? Kendra said it really comes down to attendance, and the max attendance. She talked about getting to that attendance and increasing ticket sales. Councilmember Judd said the City has to be careful about keeping the price too cheap. He asked about the VIP experience and the breakdown of the sales? Kendra said they did not break even, but they could work on making it more profitable. Councilmember Judd asked if the City got a cut of the food trucks? Kendra said they did not get a big cut from the vendors. Councilmember Judd asked if we were stuck with a particular third party, Kendra said they could look at options. Councilmember Judd asked about sponsors? Kendra said they didn't have a large amount but could grow it in the future. Councilmember Judd said he would like to get closer to breaking even but wanted to keep hosting these types of events.

Councilmember Remley, talked about budgeting, and the cost of this event and the return we're recovering. He asked if they were already planning next year? Kendra said they were. He said he felt there were revenue opportunities that were missed. He talked about the upcoming fund and what needed to be done to meet the standards. He talked about charging for parking, and ticket prices.

Councilmember Duffy, said he had a great time at the event. He talked about the challenges of putting it on the first time, and how the City came out of it.

Councilmember Hastings, said it was an awesome event. He talked about proficiency and growth, and how we did better than last year.

Vice-Mayor Haney, talked about the feedback from the community about this event.

Mayor Hall said that he felt like this would keep getting better and better and asked if they could set a financial goal for next year.

I. Other Business and Future Agenda Items

Councilmember Remley, talked about the Founder's Day Parade and asked if the coordinators of the event to come to the next meeting to be recognized. Councilmember Judd Seconded.

Councilmember Cline, asked if Eric Fitzer could give an update on Cellular outreach? Vice-Mayor Haney Seconded.

J. City Council Reports

Councilmember Judd, talked about April 22nd as White Tanks Wild Day.

Councilmember Hastings, talked about the dynamics of the council. He talked about his Meet and Greets.

Councilmember Remley, talked about the Founder's Day Parade, and Sherry Aguilar, former City Clerk, involvement with the event.

Councilmember Cline, talked about the Founder's Day event as well, and her experience there. She said she has a meeting Tuesday the 23rd from 10-12 at The Grand and Friday the 26th at AZ Traditions. She talked about a meeting she had with Eric Boyles about Grand Avenue and the 303.

Councilmember Duffy, talked about a meet and greet he had with Councilmember Judd.

Vice-Mayor Haney, said his next meeting is the 25th at Asante Library at 6:00 PM. He talked about the commission interviews and the participants. He also talked about the Founder's Day Event, and the Youth Leadership Summit.

Mayor Hall, talked about Public Safety Hero's and the role of the dispatchers, and thanked staff for their service. He also talked about meeting with Surprise Legislators and the growth of the City. He also thanked everyone who helped with the Founder's Day Event. He also thanked Staff for a recent tour at fire station and aquatic center.

K. Executive Session

9. Executive Session Items

10. Executive Disclaimer - Part 1

11. Executive Disclaimer - Part 2

12. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: Aly Cline

Seconded By: Patrick Duffy

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 8:59 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, April 16, 2024**.

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

Kristi Passarelli, City Clerk