



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, March 4, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

The City Manager may present a brief summary of current events, including recognition of community members, employees, and programs, pursuant to A.R.S. § 38-431.02(K). The City Council will not discuss or take action on any matter within the City Manager Report.

F. City Clerk Report

G. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve the February 18th, 2025 Regular City Council Meeting Minutes; February 18th, 2025 Executive Session minutes, and February 18th, 2025 Regular City Council Work Session Minutes | Kristi Passarelli
City Clerk |
| 2. | Citywide | Consideration and action pertaining to the acceptance of a State Grants-in-Aid (SGIA) award from the Arizona State Library, Archives and Public Records, a division of the Arizona Secretary of State, to support library services, approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$13,600, and amending the Fiscal Year 2025 Contract Awarding Authority List; Resolution #2025-27. | Kelsey Lamphier
Arts, Culture &
Library Department |
| 3. | Internal | Consideration and action to correct a scrivener's error by ratifying the December 17, 2024, approval of Amendment No. 1 to the Intergovernmental Agreement with Maricopa County to build a general administration building which will include a multi-generational community resource center. The Resolution number was mistakenly listed as Resolution #2024-194; the correct Resolution number is Resolution #2024-198. | Jeffrey Murray
Legal |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 4. | District 1 | Consideration and action to approve/deny Ordinance #2025-01 regarding the annexation of approximately 5.41 acres of county land, generally located south of the | Christina Sexton
Community
Development |
|----|------------|---|--|

Central Arizona Project (CAP), east of the Buckeye city limits, north of the future Beardsley Road alignment and west of the future 251st Avenue alignment. Case# FS24-0623.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

5. Citywide Bell Road Update

Kiran Guntupalli
Albert Garcia
Transportation

H. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins. You may also [fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

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

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).

- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, February 27th, 2025 @ 10:00 AM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 4, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

Consent: No	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 4, 2025
Submitting Department:
Staff Recommendations:

Contact Person:
District: Citywide

Consent: No	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:
City Manager sub-text

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 4, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve the February 18th, 2025 Regular City Council Meeting Minutes; February 18th, 2025 Executive Session minutes, and February 18th, 2025 Regular City Council Work Session Minutes

Motion:

I move to approve the February 18th, 2025 Regular City Council Meeting Minutes; February 18th, 2025 Executive Session minutes, and February 18th, 2025 Regular City Council Work Session Minutes

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 021825 Regular City Council Meeting Minutes DRAFT
 2. 021825 City Council Work Session Minutes DRAFT
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CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, February 18, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of February 18th, 2025 to order at 6:14 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Pastor Hilary Milian, led an Invocation

B. Roll Call

In attendance with Mayor Sartor were Vice Mayor Jack Hastings, Council members Chris Judd, Earle Greenberg, Patrick Duffy, Johnny Melton and Nick Haney.

C. Pledge of Allegiance

Canyon Ridge Elementary School National Junior Honor Society led the Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

2. City Manager sub-text

3. Reports

City Manager, Bob Wigenroth, presented Recreation Manager, Joanne Estfan. Joanne introduced the Youth Council Members.

Olivia Vuong, Paradise Honors Highschool.

Madeline Mize, Paradise Honors Highschool.

F. City Clerk Report

4. Reports

1. Consideration and action to appoint Mark McCall to fill the vacancy on the Library Advisory Commission with term expiration June 30, 2027.

Motion: To Appoint

Initiated By: Nick Haney

Seconded By: Earle Greenberg

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

2. Consideration and action to appoint Michael Wallace to fill the vacancy on the Parks & Recreation Advisory Commission with term expiration June 30, 2025.

Motion: To Appoint

Initiated By: Nick Haney

Seconded By: Earle Greenberg

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

3. Consideration and action to appoint Michael Tree to fill the vacancy on the Veterans Disability & Human Services Commission with term expiration June 30, 2027.

Motion: To Appoint

Initiated By: Nick Haney

Seconded By: Johnny Melton

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Motion: To Approve

Initiated By: Jack Hastings

Seconded By: Nick Haney

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

4. Consideration and action to approve the February 4th, 2025 City Council Retreat Minutes; February 4th, 2025 Regular City Council Meeting Minutes; and February 10th, 2025 City Council Retreat Minutes
5. Consideration and action declaring to enlarge an existing lighting improvement district known as City of Surprise, Arizona, AUSTIN RANCH WEST PARCEL 6 #143 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2025-09.
6. Consideration and action declaring to enlarge an existing lighting improvement district known as City of Surprise, Arizona, SU-AutoshowEast3216 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2025-10.
7. Consideration and action pertaining to approval of Amendment No. 1 to the Independent Contractor Agreement between the City of Surprise and Arizona Community Action Association for the Utility Assistance Program, an amendment to the Fiscal Year Contract Awarding Authority List, and approval of a Fiscal Year budget amendment moving budget in the amount of \$15,000 to provide APS utility bill assistance; Resolution 2025-24.

6. REGULAR AGENDA ITEM - PUBLIC HEARING:

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

8. Presentation and discussion pertaining to the fiscal year 2024 annual audit and Annual Comprehensive Financial Report and associated reports.

Assistant Finance Director, Erik Martin, came to present this item. He introduced Brittney Williams. She talked about the Key Personnel, Standards to Guide the Audit, Audit Related Reports Issued, Independent Auditor's Report, Single Audit Report, Single Audit Report Results, and Resources for Elected Officials.

Councilmember Melton, asked about Covid 19 recovery and clean water recovery? Brittney talked about federal requirements for testing.

9. Consideration and action by City Council determining, in accordance with A.R.S. § 9-481(H), that the City of Surprise has complied with A.R.S. § 41-1494, an Arizona law which prohibits a state agency, including cities, from requiring, or expending public funds on, certain training, orientation or therapy; Resolution #2025-03.

Assistant Finance Director, Erik Martin, presented this item and requirements from the state for this resolution.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Jack Hastings

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

10. Consideration and action pertaining to approval of an amendment to Chapters 26 and 58 of the Surprise Municipal Code relating generally to business and solid waste licenses; Ordinance No. 2025-03.

Chief Financial Officer, Andrea Davis, came to present this item. She talked about the Purpose of Licensing, and Proposed Changes.

Councilmember Melton thanked staffed for making everything more applicable to the real world. Mayor Sartor agreed.

Motion: To Approve
Initiated By: Johnny Melton
Seconded By: Jack Hastings

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

H. Call To The Public

Alex Christ, a Surprise Resident, came to talk about the City's growth.

I. Other Business and Future Agenda Items

Councilmember Haney, asked for an update about the fire response to the wildfires. Mayor Sartor agreed.

Mayor Sartor, wanted a Crime Overview.

Mayor Sartor asked about a 250th year celebration committee for next year.

J. City Council Reports

Councilmember Haney, thanked Canyon Ridge Elementary for coming. He also talked about his newsletter coming out. He asked for further submissions for Tools for Teacher Nominations.

Councilmember Greenberg, talked about Cyber Security.

Councilmember Duffy, had nothing tonight.

Councilmember Melton, talked about visiting the Epcore White Tank Facility. He said his meeting tomorrow will be at Sun Village.

Vice-Mayor Hastings, thanked Transportation for their hard work. He talked about the education subcommittee coming up.

Councilmember Judd, talked about hiking the McMicken Dam park with City Manager Wigenroth. He said he has a community meeting at the Tap House tomorrow.

Mayor Sartor, talked about going to the Citizen's Patrol Ceremony. He also talked about working with staff on projects.

K. Executive Session

Motion: To Enter Executive Session

Initiated By: Nick Haney

Seconded By: Chris Judd

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

Meeting entered executive session at 7:01 PM

8. Executive Session Items

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

11. Consideration and action to recess into executive session for discussion and consultation with the City's attorneys to consider its position and receive legal advice pertaining to current litigation pursuant to A.R.S. §§ 38-431.03 and 04.
12. Consideration and action to recess into Executive Session for discussion pertaining to security plans and procedures for Council Chambers and meeting rooms at City Hall pursuant to A.R.S. § 38-431.03(A)(9).

L. Adjournment

Meeting reconvened at 7:55 PM

Motion: To Adjourn

Initiated By: Chris Judd

Seconded By: Jack Hastings

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 7:56 PM

Kevin Sartor, 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, February 18, 2025.**

Kristi Passarelli, City Clerk



**CITY OF SURPRISE
City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374**

**Tuesday, February 18, 2025 @ 4:30 PM
COUNCIL CHAMBERS**

A. Call To Order

Mayor Sartor called the City Council Work Session of February 18th, 2025 to order at 4:30 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

In attendance with Mayor Sartor were Vice Mayor Jack Hastings, Council members Chris Judd, Earle Greenberg, Patrick Duffy, Johnny Melton and Nick Haney.

C. Pledge of Allegiance

Mayor Sartor led in the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. City Manager sub-text

F. City Clerk Report

G. 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 budget overview

Chief Financial Officer, Andrea Davis, and Budget Manager, Sandy Simmons, came to present this item. Andrea talked about the Strategic Budget, Budget Breakdown, Fund Types, Expenses, Citywide Budget, Citywide Expenses, Operating Expenses, General Fund Expenses, Category, Function, Expenditures per 1K Residents, number of FTE's per 1K Residents.

Sandy Simmons, talked about Revenues, Governmental, Enterprise, Revenues by category, General Fund Revenues, Sales Tax / Transaction Privilege Tax, Intergovernmental Sources. Andrea talked about Property Tax, City Tax Rates, and Primary Property Tax Breakdown.

Councilmember Judd, said he liked the breakdown of the property tax. He asked possibility of lowering the property tax? Andrea talked about the growth of the City and how that impacts the revenue. Councilmember Judd talked about how he prefers sales tax over property tax, and maintaining an appropriate rate for residents.

Vice-Mayor Hastings, talked about cuttings costs for residents, and trying to keep a flat amount of property tax.

Councilmember Melton, asked for clarification about the rate established last year versus the

current rate.

Councilmember Greenberg, talked about potential legislative that could negatively impact the budget, and to wait and see what happens there before taking action on the City's Budget.

Councilmember Duffy, talked about taking action now versus waiting for the state. He talked about his preference for Levy and Growth.

Councilmember Haney, talked about the potential impact from the state, and the services provided by the City. He expressed a desire to support residents with relief, but to also maintain levels of service throughout the City.

Mayor Sartor, asked about the Food Tax and other funds being considered to be cut on the State Level? Jodi Tas, talked about other pending reductions being looked at. Councilmember Judd asked about the state's potential surplus? Jodi said that if there was a surplus in the budget it would go back to the taxpayer through income tax rate reduction. Councilmember Judd asked if they wouldn't use the surplus to replace the income tax not brought in? Andrea said it was correct. Jodi said that just because the bills are moving could mean that they are a negotiation tactic with the governor and the state budget.

Vice-Mayor Hastings talked about keeping the money to the tax payers.

Councilmember Haney, asked about prioritizing funding to critical funding if they decide to proceed with the levy option. Andrea said that they could always post a rate high then lower it, but not the other way around. She also talked about levels of service, and prioritization.

Councilmember Judd, asked how sales tax was doing? Andrea said they were doing about 8% over budget. Councilmember Judd asked about state legislation and the timeline of their impact? Andrea said its typically been a year or two.

Councilmember Greenberg, talked about the ease of lowering versus raising it. He talked about waiting to see what happens with the state first.

Mayor Sartor, said he prefers to lower the property tax if possible.

Andrea asked if the majority of council wanted to keep the levy and growth to lower the tax rate? Mayor Sartor said it was.

2. Citywide Transportation Update

Transportation Director, Eric Boyles, came to present this item. He talked about the Transportation Capital Improvement Plan, Transportation by the Numbers, CIP Project Establishment, City Construction Projects, Cactus Road (Cotton Lane to Reems), Cactus Road (Litchfield to BNSF Crossing), Cactus and Perryville Intersection Improvement, and Elm Street.

Mayor Sartor asked where the Elm Street project was exactly? Eric said it was by the Raising Canes near Bell Rd.

Eric continued to talk about 163rd Ave Improvement Project, and Dale Lane Improvements. He also talked about planning for Cactus Road Widening, Happy Valley Road Widening Project, Waddell Road Widening, and Other Design / Study Projects.

Councilmember Judd, asked about the 60 & 74 Studies and the potential impact the BNSF development could have? Eric said it was to study that. Councilmember Judd asked the costs for 1 mile of roadway? Eric said for a 1/4 mile it costs about \$2 Million.

Mayor Sartor asked about the corridor study and it was a part of the MAG study? Eric said it was

and talked about resident engagement and getting feedback to how the road network should look like in the future.

Councilmember Haney, thanked staff for expediting the work especially in his district. He talked about the scale of work and challenges staff has to face.

Eric went on to talk about Traffic Signal Improvements, Signal Projects, Signal Operation & Maintenance, Payment Preservation Improvements, Sidewalk / Concrete Improvements, and Traffic Signs. Eric also talked about Regional Improvements, SR303 / US60 Improvements, Future Improvements, Prop 479 Improvements, Pedestrian & School Safety, School Zones, Overarching Standards & Guidelines, School Zones, and Crossing Improvements.

Councilmember Duffy, asked about Cholla and Reems and if they have crossing guards on top of the units there already? Eric said it was not staffed by the school. He talked about trying to make the process safer for children who have to cross busy streets. Eric said this was the first step to that, and future potential HAWKs.

Mayor Sartor asked about safe routes to school grants, and who could apply for them? Eric said it could be a combination of the City and the Schools.

Councilmember Judd, asked if the City was engaged with Dysart about having crossing guards? Eric said they haven't talked to Dysart about manning certain locations, but they could.

Mayor Sartor thanked staff for all their hard work and dedication.

H. Other Business and Future Agenda Items

I. City Council Reports

J. Executive Session

1. Executive Session Items
2. Executive Disclaimer - Part 1
3. Executive Disclaimer - Part 2
4. Executive Disclaimer - Part 3

K. Adjournment

Motion: To Adjourn

Initiated By: Nick Haney

Seconded By: Earle Greenberg

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 6:00 PM

Kevin Sartor, 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, February 18, 2025.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 4, 2025
Submitting Department: Arts, Culture & Library
Department
Staff Recommendations:

Contact Person: Kelsey Lamphier, Acting Director
District: Citywide

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the acceptance of a State Grants-in-Aid (SGIA) award from the Arizona State Library, Archives and Public Records, a division of the Arizona Secretary of State, to support library services, approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$13,600, and amending the Fiscal Year 2025 Contract Awarding Authority List; Resolution #2025-27.

Motion:

I move to approve Resolution #2025-27.

Background:

The Arizona legislature developed SGIA to help Arizona libraries meet the information needs of Arizona residents. SGIA provides annual awards to county libraries and to municipal libraries in cities with populations of 100,000 or more. The Arts, Culture & Library Department has been awarded a grant in the amount of \$6,785. These funds will be used for library services citywide and cannot be used for indirect or administrative costs.

Objective Analysis:

This action will allow the Arts, Culture & Library Department to support library services.

Policy Compliant:

This item is compliant with City and Council policy.

Financial Impact:

This is a one-time grant in the amount of \$6,785 with a dollar-for-dollar match requirement. The grant funds will be utilized for library services.

Budget Impact:

Approval of this item will move budget in the amount of \$13,600 from General Contingency to Project G53020 within the Grants Fund (\$6,800) and General Fund (\$6,800). This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. Award Notification - Surprise - SGIA 2025
 2. 25.02.05 Res 2025-27 AZ Library State Grant in Aid_FY25
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ARIZONA STATE
LIBRARY, ARCHIVES AND
PUBLIC RECORDS
A DIVISION OF THE ARIZONA SECRETARY OF
STATE



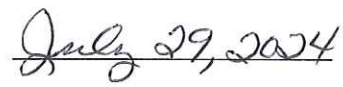
Award Notification for State Grants-in-Aid

Library Name & Address: Surprise Public Library	State Project Number: SGIA 25-A-23	
Project Name: SGIA 2025	Project Manager: Kathryn Smithyman	
Program Information: https://azlibrary.gov/libdev/funding/sgia	Amount Awarded: \$6785	
Period of Performance: July 1, 2024, to June 30, 2025	Final Report Due: July 31, 2025	
Contact for LSTA grant questions: Chris Guerra, Grants Administrator	Phone: 602-542-6267	Email: cguerra@azlibrary.gov

Please acknowledge State Grants-in-Aid as follows:

This project is supported by the Arizona State Library, Archives & Public Records, a division of the Secretary of State, with funds appropriated by the Arizona State Legislature.


Holly Henley, State Librarian & Director


Date

RESOLUTION # 2025-27

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2025 BUDGET BY MOVING BUDGET AUTHORITY OF \$13,600 FROM GENERAL CONTINGENCY TO PROJECT G53020 WITHIN THE GRANTS FUND AND GENERAL FUND TO RECEIVE THE STATE GRANTS-IN-AID FUNDING AND AMENDING THE FISCAL YEAR 2025 CONTRACT AWARDING AUTHORITY LIST BY ADDING \$13,600.

WHEREAS, Arizona State Library, Archives and Public Records, a division of the Arizona Secretary of State, has awarded the City a State Grants-In-Aid (SGIA) award in the amount of \$6,785;

WHEREAS, the City desires to accept the SGIA award to be used for library services;

WHEREAS, this SGIA award requires a proportionate cash match;

WHEREAS, the FY2025 budget, including the FY2025 Contract Awarding Authority List, was adopted by Council Resolution #2024-94 on June 4, 2024;

WHEREAS, this action will necessitate a budget amendment;

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2024, through June 30, 2025.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the Fiscal Year 2025 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2024, through June 30, 2025.

Section 3. The City is hereby authorized to accept a grant in the amount of \$6,785 from the Arizona State Library, Archives and Public Records, a division of the Arizona Secretary of State. The award letter to the City of Surprise, attached as *Exhibit C* and incorporated by reference, is approved.

APPROVED AND ADOPTED this ____ day of _____, 2025.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2025-27

Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of \$13,600 from General Contingency to project G53020 within the Grants Fund (\$6,800) and General Fund (\$6,800). This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Arts, Culture & Library	#G53020 AZ Library State Grant-in-Aid	E	-	6,800	6,800
General Fund	Arts, Culture & Library	#G53020 AZ Library State Grant-in-Aid	E	-	6,800	6,800
Grants	Arts, Culture & Library	#G53020 AZ Library State Grant-in-Aid	R	-	6,800	6,800
Contingency	General Operations	Contingency	E	83,711,400	(13,600)	83,697,800
Contingency	General Operations	Other	R	78,616,700	(6,800)	78,609,900
Expense Total				83,711,400	-	83,711,400
Revenue Total				78,616,700	-	78,616,700

RESOLUTION # 2025-27
Exhibit B

1. Contract Awarding Authority List - Council to approve adding an item on the Fiscal Year 2025 Contract Awarding Authority List for the AZ Library State Grant-in-Aid in the amount of \$13,600 for library services.

Reference #	Project Number	Description	Current Amount	Increase/ (Decrease)	Amended Amount
25238	G53020	AZ Library State Grant-in-Aid	\$0	\$13,600	\$13,600

RESOLUTION # 2025-27
Exhibit C

AWARD LETTER FROM THE ARIZONA STATE LIBRARY, ARCHIVES AND PUBLIC
RECORDS, A DIVISION OF THE ARIZONA SECRETARY OF STATE
TO THE CITY OF SURPRISE



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 4, 2025

Contact Person: Jeffrey Murray, DEPUTY CITY
ATTORNEY

Submitting Department: Legal

District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to correct a scrivener's error by ratifying the December 17, 2024, approval of Amendment No. 1 to the Intergovernmental Agreement with Maricopa County to build a general administration building which will include a multi-generational community resource center. The Resolution number was mistakenly listed as Resolution #2024-194; the correct Resolution number is Resolution #2024-198.

Motion:

I move to ratify the December 17, 2024 approval of Amendment No. 1 to the Intergovernmental Agreement with Maricopa County to build a general administration building which will include a multi-generational community resource center and correct a scrivener's error by approval of Resolution #2024-198.

Background:

At the December 17, 2024, Regular City Council Meeting, City Council approved Resolution #2024-194, Amendment No. 1 to the Intergovernmental Agreement with Maricopa County to build a general administration building which will include a multi-generational community resource center. Subsequent to that approval, it was discovered by the City Clerk's Office that Resolution #2024-194 had previously been assigned and used for an unrelated Resolution. The Resolution number should have been Resolution #2024-198. Therefore, it is necessary for the City Council to correct the scrivener's error in resolution numbering and ratify the approval of the Amendment No. 1 to the Intergovernmental Agreement with Maricopa County.

Objective Analysis:

The original approval on December 17, 2024, by the incorrectly numbered Resolution is a routine matter that approved the Amendment No. 1 to the Intergovernmental Agreement with Maricopa County is consistent with Arizona state law, city ordinance, policy, and practice. This ratification by approval of Resolution #2024-198 will correct a scrivener's error in the numbering of resolutions.

Policy Compliant:

This approval will correct a scrivener's error in the numbering of Resolutions and ensure that the City

Clerk's Office will maintain accurately numbered Resolutions as part of the official records of the City of Surprise.

Financial Impact:

None.

Budget Impact:

None.

FTE Impact:

None

ATTACHMENTS:

1. Res #2024-198 Amendment 1 to Maricopa County IGA _Ratified to Correct Res No_FINAL glk
-

RESOLUTION # 2024-198

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA CORRECTING A SCRIVENER'S ERROR AND RATIFYING THE APPROVAL OF AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR A GENERAL ADMINISTRATION BUILDING WHICH WILL INCLUDE A MULTI-GENERATIONAL COMMUNITY RESOURCE CENTER.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into an intergovernmental agreement with other governmental entities for the purposes set forth within;

WHEREAS, pursuant to City of Surprise Resolution #2022-30, the City and County ("Parties") entered into Intergovernmental Agreement Number C-22-22-084-X-00, on or about April 20, 2022 (the "IGA"), in order to build a general administration building which will include a multi-generational community resource center. The services provided in the building will help strengthen the immediate and long-term health and economic resilience of residents in the northwest valley.

WHEREAS, the Parties desire to enter into Amendment No.1 in order to extend the IGA term from December 31, 2025, to December 31, 2026. In addition, the Parties are revising paragraphs 5, 14, 55, and 56 therein.

WHEREAS, on December 17, 2024, the City approved Amendment No. 1 via Resolution #2024-194. Resolution #2024-194 was a scrivener's error, and should have been Resolution #2024-198.

WHEREAS, all other terms and conditions of the IGA remain in full force and effect, except as amended by Amendment No. 1.R

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. Amendment No. 1 to the Intergovernmental Agreement between the City of Surprise and the Maricopa County, attached as Exhibit A, and incorporated by reference, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2025.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY

AMENDMENT NO. 1 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE

- I. Maricopa County ("County"), administered by its Human Services Department, and the City of Surprise, ("Subrecipient") entered into a financial Intergovernmental Agreement ("Agreement") on or about April 20, 2022. The purpose of the Agreement is for the Subrecipient to build a general administration building which will include a multi-generational Community Resource Center ("CRC"). Services to be provided in the building will help to strengthen the immediate and long-term health and economic resilience of residents in the northwest valley. The Agreement term April 6, 2022, through December 31, 2025. The County provided the Subrecipient with \$18,000,000 in U.S. Department of Treasury State and Local Fiscal Recovery Funds under Assistance Listing Number (ALN) 21.027. The County and the Subrecipient collectively are referred to as the "Parties."
- II. The Parties agree to enter into this Amendment No. 1 to amend the Agreement as follows:
- A. Extend the Agreement term from December 31, 2025, through December 31, 2026.
- B. Revise paragraph 5.0 (Administrative Change Order) by removing in its entirety and replacing with the following:
- 5.0 ADMINISTRATIVE CHANGE ORDERS**
- 5.1 The Chairman of the Board of Supervisors is authorized, upon the recommendation of the Human Services Department Director and Legal Counsel, to review and execute administrative changes to the Agreement on behalf of the County through Administrative Change Orders. Administrative Change Orders will be effective upon execution by both the Parties. Administrative Change Orders shall address any of the following changes:
- 5.1.1 Modifications to the project timeline if the last day of the project timeline is within the Agreement term;
- 5.1.2 Modifications to Budget line items if the Agreement amount remains unchanged;
- 5.1.3 Modifications required by federal, state, or County regulations, ordinances, or policies; and/or
- 5.1.4 Modifications to Administrative requirements such as changes in reporting periods, frequency of reports, or report formats required by federal, state, and local regulations, policies, or requirements.
- C. Revise paragraph 14.0 (Notices) by updating the County's Point of Contact
- Maricopa County
Human Services Department
Jayson Matthews, Interim Department Director
602-506-4936

jayson.matthews@maricopa.gov
234 N. Central Avenue 3rd Floor
Phoenix, AZ 85004

- D. Revise paragraph 55.0 (Administrative Requirements), Subparagraph 55.3 (Documentation and Record Keeping), by removing in its entirety and replacing with the following:
- 55.3 Documentation and Record Keeping - The Subrecipient agrees to comply with this Agreement and the following record keeping requirements:
- 55.3.1 Records to be maintained – The Subrecipient shall maintain all financial records as required by 2 C.F.R. § 200, and OMB Circulars;
- 55.3.2 System for Award Management -The Subrecipient and all subcontractors or subrecipients shall have a valid Unique Entity Identifier (UEI) number and an active profile in the federal System for Award Management, or SAM.gov. Documentation of the UEI Number must be included in all project files.
- E. Add the following Paragraph to the Agreement:
- 56.0 PROVISIONS REQUIRED BY LAW**
- Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, this Agreement will promptly be physically amended to make such insertion or correction.
- III. Section II above contains all the changes to the Agreement made by this Amendment No. 1. The Agreement is amended to incorporate the changes contained in this Amendment No. 1. All other terms and conditions of the Agreement remain in full force and effect as executed by the Parties. This Amendment No. 1 is subject to and incorporates the provisions of A.R.S. § 38-511.
- IV. The Parties have authorized the undersigned to execute this Amendment No. 1 on their behalf and it shall be effective upon approval and signature by both Parties.

[Signatures contained on the following page]

IN WITNESS, the Parties have approved and signed this Amendment No. 1:

APPROVED BY:
CITY OF SURPRISE

APPROVED BY:
MARICOPA COUNTY

City Manager Date

Jack Sellers, Chairman Date
Board of Supervisors

Attested To:

Attested To:

City Clerk Date

Juanita Garza, Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 9-240, 11-952, THIS AMENDMENT NO. 1 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 1 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

BY: _____
Attorney for the City Date

BY: _____
Deputy County Attorney Date



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 4, 2025 Contact Person: Christina Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No	Regular: No	Public Hearing: Yes	Report/Discussion: No
-------------	-------------	---------------------	-----------------------

Agenda Wording:

Consideration and action to approve/deny Ordinance #2025-01 regarding the annexation of approximately 5.41 acres of county land, generally located south of the Central Arizona Project (CAP), east of the Buckeye city limits, north of the future Beardsley Road alignment and west of the future 251st Avenue alignment. Case# FS24-0623.

Motion:

Motion to approve/deny Annexation Ordinance #2025-01, Case FS24-0623.

Background:

Mark Reddie with RVi Landscape + Architecture, applicant, on behalf of Old Westbury Land & Cattle Company LLC, property owner, seek annexation of undeveloped land generally located south of the Central Arizona Project (CAP), east of the Buckeye city limits, north of the future Beardsley Road alignment and west of the future 251st Avenue alignment. The annexation proposal includes two (2) parcels 503-83-022H and 503-82-001A, encompassing approximately 5.41 acres of unincorporated land. The subject properties are currently zoned Maricopa County Rural-43. If annexed, the property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance (LDO). An annexation blank petition was recorded with the Maricopa County Recorder's Office on January 13, 2025, to start the 30-day waiting period.

Objective Analysis:

Positive impacts include adding additional property to the incorporated limits which will generate additional property and potential development fees. Negative impacts could include providing services in a 5.41 acre area the City did not have to previously serve.

Policy Compliant:

Annexation of this property is compliant with City Council policy by expanding the range of influence of the City. The Surprise General Plan 2040 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

At this time, there are no budget impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be minor budget impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed that could result in future development fees, sales and property taxes.

FTE Impact:

At this time, there are no additional FTE's associated with this item. If the City Council moves forward to annex this property into the City limits, staff does not believe any future FTE's would be needed based on the potential annexation.

ATTACHMENTS:

1. 00 - FS24-0623 Surprise 295 Annexation - Final Annexation Hearing - Staff Report
 2. 01-FS24-0623 Surprise 295 Annexation - Vicinity Map
 3. 02-FS24-0623 FS24-0623 Surprise 295 Annexation - Annexation Map
 4. 03-FS24-0623 Surprise 295 Annexation - Annexation Narrative
 5. 04-FS24-0623 Surprise 295 Annexation - Assessor Annexation Report
 6. 05-FS24-0623 Surprise 295 Annexation - AZ Department of Revenue Report
 7. 06-FS24-0623 Surprise 295 Annexation - Ord 2025-01
 8. 07-FS24-0623 Surprise 296 Annexation - Signed Blank Petition
 9. 08-FS24-0623 Surprise 295 Annexation - Citizen Participation Report
 10. 09-FS24-0623 Surprise 295 Annexation - Affidavit of Posting
 11. FS24-0623 Surprise 295 Annexation PPT
-

ANNEXATION

REPORT TO THE CITY COUNCIL

Case: FS24-0623

Project Name: Surprise 295 Annexation – Final Annexation Hearing

Council District: 1 - Acacia

City Council Date: March 4, 2025

Planner: Chris Sexton, Senior Planner

Owner: Old Westbury Land & Cattle Company, LLC

Applicant: Mark Reddie with RVi Landscape + Architecture

Request: Annexation of approximately 5.41 acres

Site Location: Generally located south of the Central Arizona Project (CAP), east of the Buckeye city limits, north of the future Beardsley Road alignment and west of the future 251st Avenue alignment

Site Size: 5.41 acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2040

Actions: **Approve:** Approval of the proposed annexation will increase the corporate limits of the City of Surprise which, in turn, will allow the property to be developed in accordance with the City of Surprise General Plan and Surprise Municipal Code.

Deny: Denial of the proposed annexation will result in the continuation of a long-standing county jurisdiction.

43 **Project Description:**

44 Mark Reddie with RVI Landscape + Architecture, applicant, on behalf of Old Westbury Land
45 & Cattle Company LLC, property owner, seeks annexation of undeveloped land generally
46 located south of the Central Arizona Project (CAP), east of the Buckeye city limits, north
47 of the future Beardsley Road alignment and west of the future 251st Avenue alignment.
48 The annexation proposal includes parcels 503-83-022H and 503-82-001A, encompassing
49 approximately 5.41 acres of unincorporated land. The subject properties are currently zoned
50 Maricopa County Rural-43. If annexed, the property will assume the similar zoning district of
51 Rural Residential (RR) as outlined in the Land Development Ordinance (LDO).

52
53 Arizona Revised Statutes require the filing of a blank annexation petition. The blank
54 petition relating to the subject property was recorded with the Maricopa County
55 Recorder's Office on January 13, 2025, (see attached). Arizona Revised Statutes also
56 requires that no signatures be obtained during a 30-day waiting period immediately
57 following the filing of the blank petition, and that a public hearing must be held during the
58 last 10 days of the 30-day waiting period. This requirement was met as the public hearing
59 was held on day 22 of the 30-day waiting period. Following the public hearing and the
60 end of the 30-day waiting period, signatures were collected. State statute requires that an
61 excess of 50% of the landowners and assessed valuation for all real and personal
62 property sign the petition in order to validate the petition. State statute allows up to one
63 year following the end of the 30-day period to obtain the required number of signatures.

64
65 **Background:**

66 **August 8, 2024:** The applicant held a neighborhood outreach meeting at Willow Canyon
67 High School for the subject request.

68
69 **January 7, 2025:** Mayor and City Council approved Resolution #2025-01, Surprise 295
70 Intent to Annex.

71
72 **January 13, 2025:** The Surprise City Clerk filed a blank petition with legal description and
73 affidavit verifying that the territory is not subject to an earlier filing for annexation as filed
74 with the Maricopa County Recorder's Office. Notice and copies of filings were sent to the
75 Clerk of the Board of Supervisors and County Assessor.

76
77 **February 4, 2025:** Mayor and City Council held a public hearing within the last ten days
78 of the 30-day waiting period pursuant to A.R.S. §9-471.

79
80 **February 13, 2025:** The City received the signed annexation petition.

81
82 **Neighborhood Outreach:**

83 The applicant held an in-person neighborhood outreach meeting on August 8, 2024, at
84 the Willow Canyon High School. This meeting was noticed pursuant to the requirements
85 of the LDO and state statute. There were approximately nine (9) people in attendance.
86 During this meeting, residents from the vicinity asked clarifying questions regarding the
87 overall Surprise 295 development, annexation process, and access. There was no
88 opposition expressed regarding the annexation.

Summary:

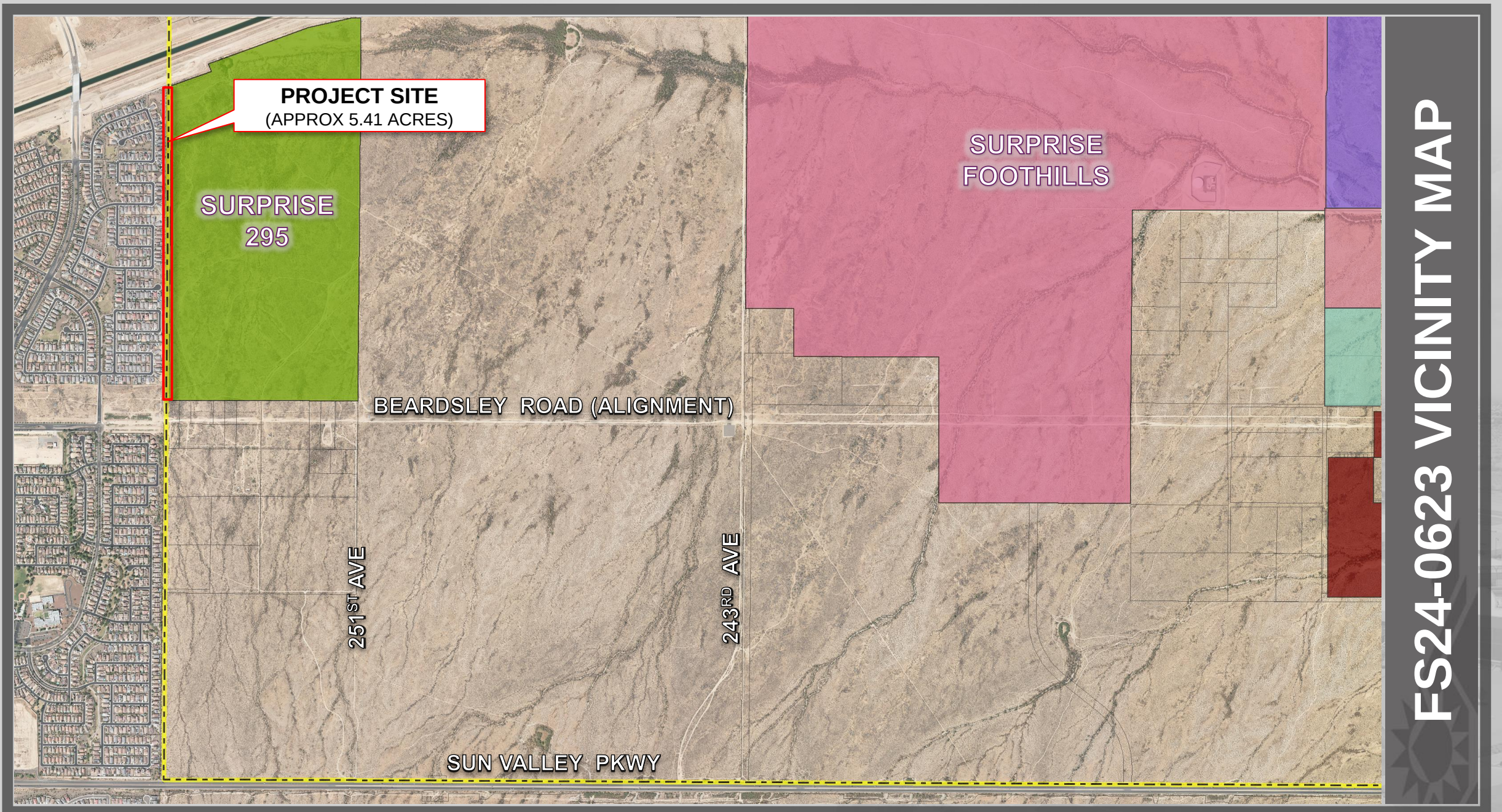
The proposed annexation includes approximately 5.41 acres and requires a signature from a representative of one (1) property owner after the Arizona Revised Statute's required 30-day waiting period concludes on February 12, 2025. The applicant provided the signature to be eligible for annexation by the City of Surprise. The signed petition is attached to this staff report to be considered by City Council.

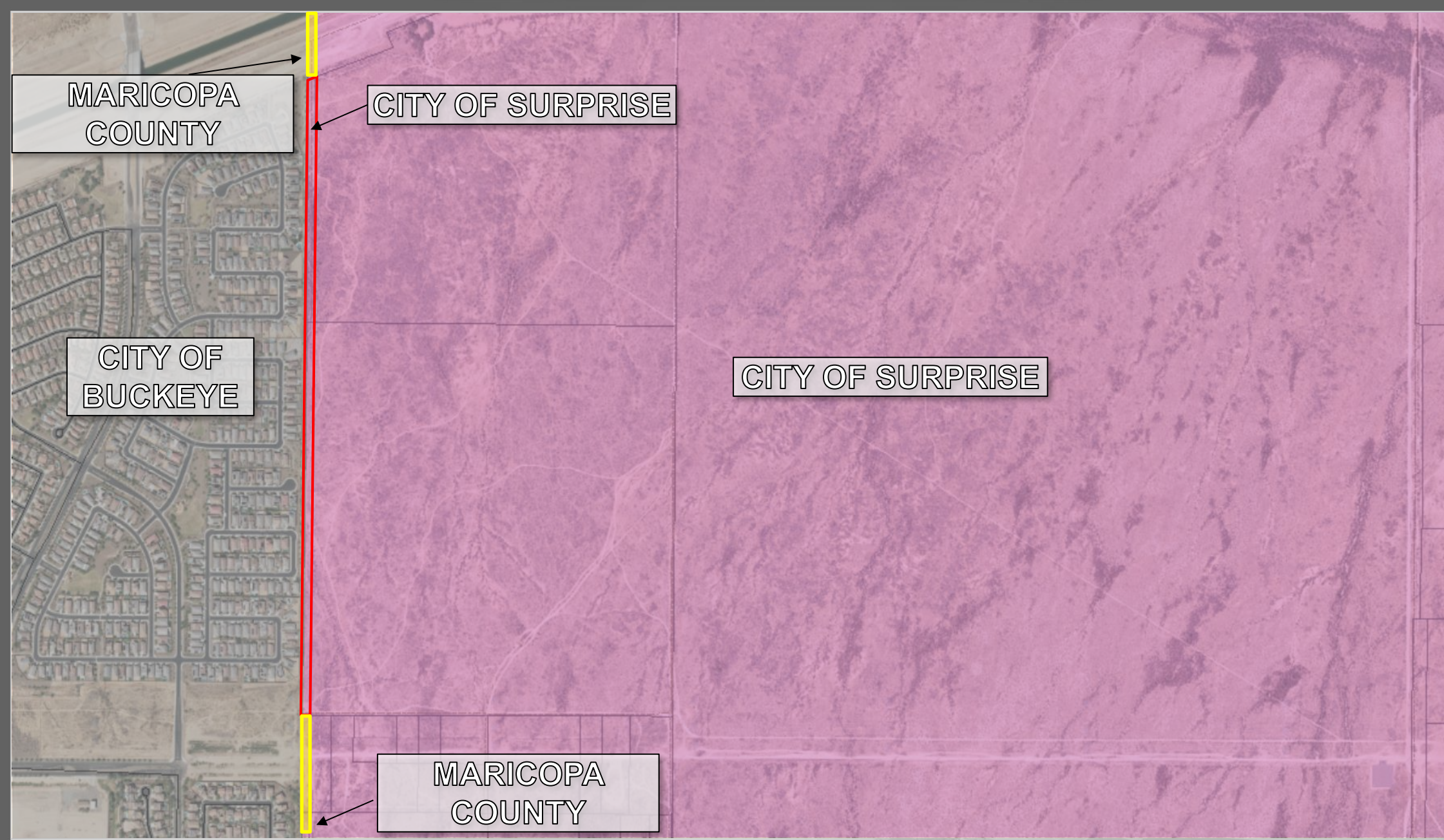
<u>Annexation Details</u>	<u>A.R.S. Requirements</u>	<u>Provided</u>	<u>Percentage provided</u>
Real Property - 2 parcels (1 owner)	1 signature	1 signature	100%
Total Assessed Value - \$0	\$0	\$0	100%

The parcels to be annexed comply with all requirements for size, shape, and contiguity set forth in the Arizona annexation statutes.

Attachments:

00 Staff Report
01 Vicinity Map
02 Annexation Map
03 Annexation Narrative
04 Assessor Annexation Report
05 AZ Department of Revenue Report
06 Ordinance
07 Signed Annexation Petition
08 Citizen Participation Report
09 Affidavit of Site Posting
PowerPoint Presentation







**Surprise 295
Annexation (Type III) Application Narrative
FS24-0623**

April 29, 2024

Description: This request is for a Type III Annexation for three Assessor Parcels that create a gap between the City of Surprise and the City of Buckeye. These Assessor Parcels are 55' in width and were never annexed when the City of Surprise originally annexed the adjacent properties. We believe this was due to a potential future roadway alignment along the section line. However, there are no roads planned, and the City of Buckeye developed homes right up to the Section Line on the west side. Two of the three parcels has been planned as part of a pending rezoning effort, and a third may be necessary for secondary roadway access to the site. The annexation is necessary prior to the rezoning effort moving forward for public hearing.

The annexation boundary includes parcels that are included in the pending rezoning request FS23-0350, and need to be annexed before the City can act on the rezoning request. The legal description for these parcels is included with this narrative as Attachment #3.

The APN #'s included in this annexation request are provided below:

APN#503-83-022H, Old Westbury Land And Cattle Company, LLC

APN#503-82-001A, Old Westbury Land And Cattle Company, LLC

APN#503-82-016, Puerto Penasco Development, LLC

Two of the APN numbers are owned by Old Westbury Land and Cattle Company, LLC and are the owners of the property to be rezoned as FS23-0350. The third APN number is the property immediately to the south that may be needed for secondary access to the property from Beardsley Road. The Old Westbury property owner is in full support of the annexation and we are working with the Puerto Penasco owner to seek approval to annex their parcel as well.

In accordance with Nichole Nelson, Plans Examiner Supervisor with Maricopa County, the parcels appear to be unzoned but may have originally been zoned Rural-43 in unincorporated Maricopa County. A zoning verification letter has been obtained by Maricopa County dated March 27th and is included with this application request as Attachment #1. Please note the letter includes reference to all three APN parcels that are subject to this annexation request.

A Public Outreach Plan has been prepared and is included as Attachment #2.

A legal description has been prepared and is included as Attachment #3.



ZONING VERIFICATION

March 27, 2024

RVI Planning
Attn: Mark Reddie
4900 N. Scottsdale Rd., Ste. 1200
Scottsdale, AZ 85251

Re: Assessor's Parcel Number # 503-83-022H, 503-82-001A, 503-82-016

Dear Mark,

1. It appears the parcels are unzoned and possibly in consideration as a right-of-way since it forms the eastern half of the 259th Ave. alignment. However, if these parcels were originally zoned Rural-43 in unincorporated Maricopa County, the resultant existing parcels are unbuildable as they fail to meet any zoning district development standards, particularly for minimum lot width. For information on abandonment contact MCDOT via email MCDOTPlanning@Maricopa.gov or at 602-506-8600.
2. The parcels have no history of permits or other applications through Maricopa County.
3. Adjacent to the subject parcels is the Festival Foothills subdivision in the City of Buckeye jurisdiction (west) and undeveloped land in the City of Surprise jurisdiction (east). It is recommended to seek annexation and consolidation with the adjacent lots in the [City of Surprise](#).
4. A site inspection and official review have not been performed for this verification. Any activity, construction, or alterations made without benefit of permit would not be on record or authorized by this department.
5. Other regulatory department information for Maricopa County may be obtained online at www.maricopa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Nelson", written over a light blue rectangular background.

Nicole Nelson
Plans Examiner Supervisor



MARICOPA COUNTY
PLANNING & DEVELOPMENT

ZONING VERIFICATION FORM

Please send completed request form and check to:
Maricopa County Planning and Development Dept
Attn: Chief Building Official
301 W. Jefferson St. / Suite 170
Phoenix, Arizona 85003

☐ Residential \$100.00

☒ Commercial \$250.00

(NON REFUNDABLE FEE)

Parcel # (Only One Parcel per Research Form)

503 - 82 - 001A

Property Address:

Number / Street N/A

City / State / Zip Surprise, AZ AZ,

INTERNAL USE ONLY

Tracking# ZV20240009

☐ Fees Processed

Reason for request:

The property is proposed to be rezoned in the City of Surprise as part of a residential development and this 55' strip needs to be annexed before the property can be included in the rezoning request.

Notification / Correspondence should be sent to: ☒ Agent ☐ Owner

Name: Mark Reddie Phone: 602-292-1685

Address: 4900 N. Scottsdale Road, Suite 1200 City Scottsdale State AZ Zip 85251

Fax : E-mail: mreddie@rviplanning.com

Required

Authorized Signature  Date March 5, 2024

MARICOPA COUNTY
PLANNING & DEVELOPMENT

ZONING VERIFICATION FORM

Please send completed request form and check to:
Maricopa County Planning and Development Dept
Attn: Chief Building Official
301 W. Jefferson St. / Suite 170
Phoenix, Arizona 85003

☐ Residential \$100.00

☒ Commercial \$250.00

(NON REFUNDABLE FEE)

Parcel # (Only One Parcel per Research Form)

503 - 83 - 022H

Property Address:

Number / Street N/A

City / State / Zip Surprise, AZ AZ,

INTERNAL USE ONLY

Tracking# ZV20240010

☐ Fees Processed

Reason for request:

The property is proposed to be rezoned in the City of Surprise as part of a residential development and this 55' strip needs to be annexed before the property can be included in the rezoning request.

Notification / Correspondence should be sent to: ☒ Agent ☐ Owner

Name: Mark Reddie Phone: 602-292-1685

Address: 4900 N. Scottsdale Road, Suite 1200 City Scottsdale State AZ Zip 85251

Fax: E-mail: mreddie@rviplanning.com

Required

Authorized Signature



Date March 5, 2024

ZONING VERIFICATION FORM

Please send completed request form and check to:
Maricopa County Planning and Development Dept
Attn: Chief Building Official
301 W. Jefferson St. / Suite 170
Phoenix, Arizona 85003

☐ Residential \$100.00

☐ Commercial \$250.00

(NON REFUNDABLE FEE)

Parcel # (Only One Parcel per Research Form)

503 - 82 - 016

Property Address:

Number / Street N/A

City / State / Zip Surprise, AZ AZ,

INTERNAL USE ONLY

Tracking#

☐ Fees Processed

Reason for request:

The property is proposed to provide legal public access in the City of Surprise for property to the north and this 55' strip needs to be annexed before the roadway can be dedicated to the City of Surprise.

Notification / Correspondence should be sent to: ☒ Agent ☐ Owner

Name: Mark Reddie Phone: 602-292-1685

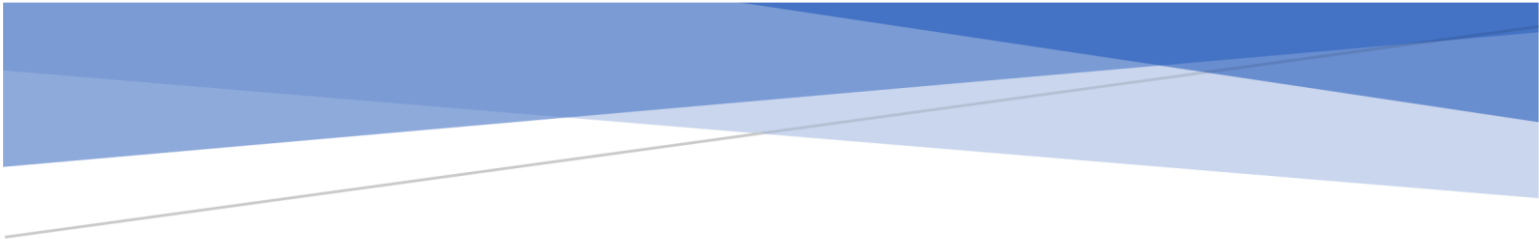
Address: 4900 N. Scottsdale Road, Suite 1200 City Scottsdale State AZ Zip 85251

Fax : E-mail: mreddie@rviplanning.com

**Required
Authorized Signature**



Date March 5, 2024



CITIZEN PARTICIPATION PLAN

Surprise 295 Annexation

Surprise, AZ
April 29, 2024
PRJ22-1038



Introduction

Where a request is made to annex a property into the City of Surprise, the City requires public participation, including a neighborhood meeting. As such, these applications also require a Citizen Participation Plan and Report which preliminarily plan for and detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the planned public outreach as it relates to Annexation case number PRJ-22-1038. This annexation request is to support the proposed Surprise 295 rezoning, case number FS23-0350, for which neighborhood meetings and notification have already taken place.

While a large majority of the Surprise 295 property is already within the jurisdiction of the City of Surprise, there is a 55-foot strip along the western edge that was never annexed into the City. As such, this Public Participation Plan pertains to annexing the following three parcels into the City of Surprise:

- 503-82-001A
- 503-83-022H
- 503-82-016

These first two APN parcels are affiliated with the Surprise 295 property that will be needed in order to rezone the entirety of the Surprise 295 property. The third parcel is immediately south of the Surprise 295 property and maybe needed for secondary access to the property as required by the City. In order for the City to provide for public access, this parcel needs to be annexed so it can potentially be dedicated as public right-of-way.

Public Outreach

One neighborhood meeting will be held in accordance with City Annexation requirements. Notices for the neighborhood meeting will be mailed to residents and neighborhood associations within three hundred (300) feet of the property requested to be annexed no less than fifteen (15) days prior by City staff in accordance with the LDO. **Exhibit A** shows the 300' notification buffer (blue) and parcels to be notified (red). **Exhibit C** provides the mailing addresses of the properties located within the notification buffer to be notified.

In accordance with the LDO, two neighborhood meeting notification signs will be posted no less than fifteen (15) days prior to the meeting by the applicant. **Exhibit B** shows the location of the neighborhood meeting notification signs.

At this time, the intended location for the meeting is Festival Foothills Elementary School, which is located at 26252 W Desert Vista Blvd, Buckeye, AZ 85396. If the City would prefer a different location, we will adjust the meeting location and final report accordingly. At this time, the date of the meeting has not been set, however it will be held prior to any public hearings regarding the annexation.

Following the meeting, a Citizen Participation Report will be submitted to the City. The Citizen Participation Report will include the following exhibits:

- Sign-in sheet.
- Citizen Comment Cards.
- Site posting affidavit and photos.

- Exhibits presented at the Meeting.
- Summary of Meeting results, including any public comments and written responses by the Applicant as appropriate.

Summary of Neighborhood Outreach Efforts

The Citizen Participation Report will contain a summary of the neighborhood meeting, including information regarding the meeting duration, attendees, presenters, meeting format, exhibits presented, discussion/questions received from residents, and applicant responses.

Exhibit A: 300-Foot Notification Buffer

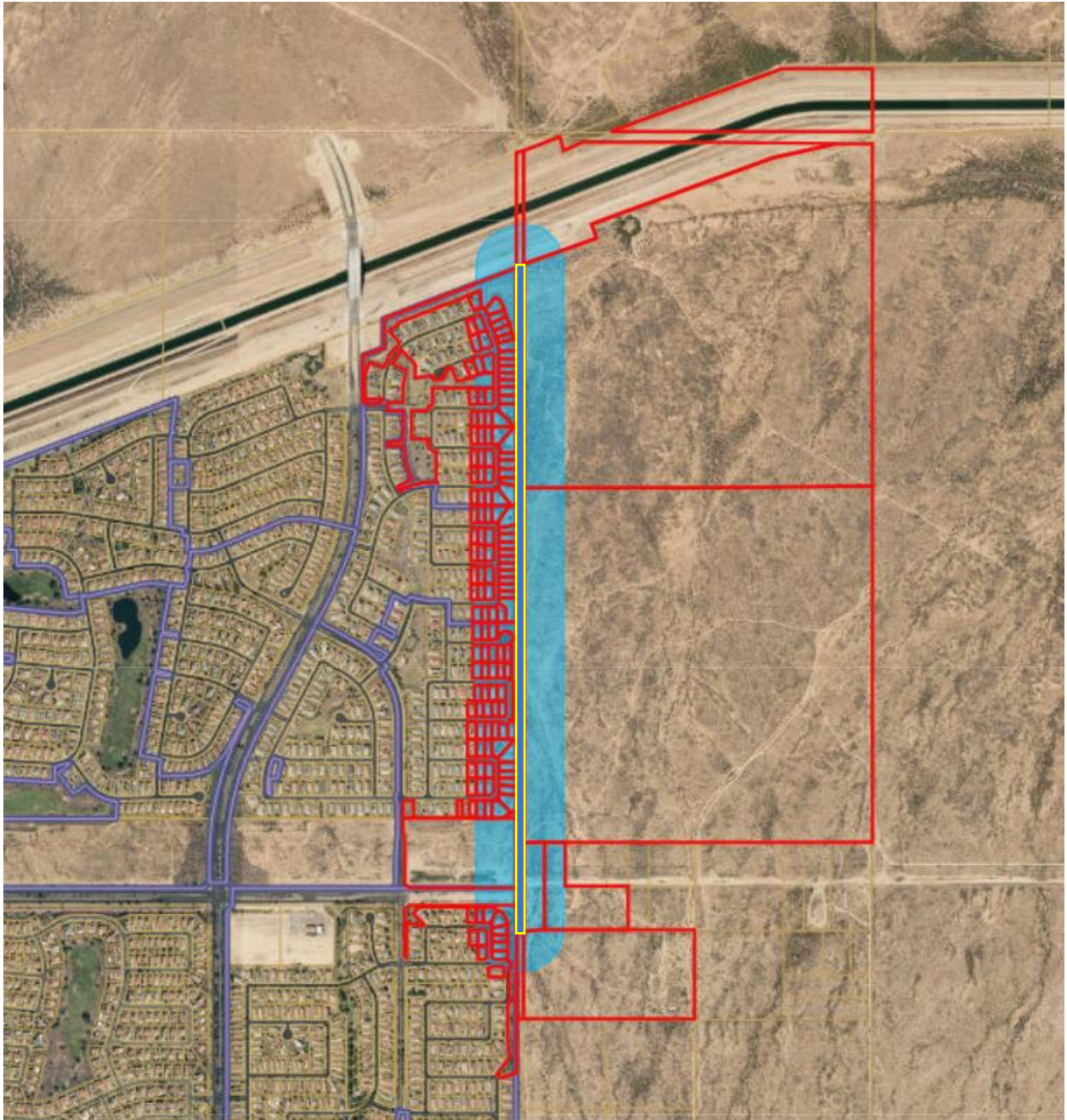
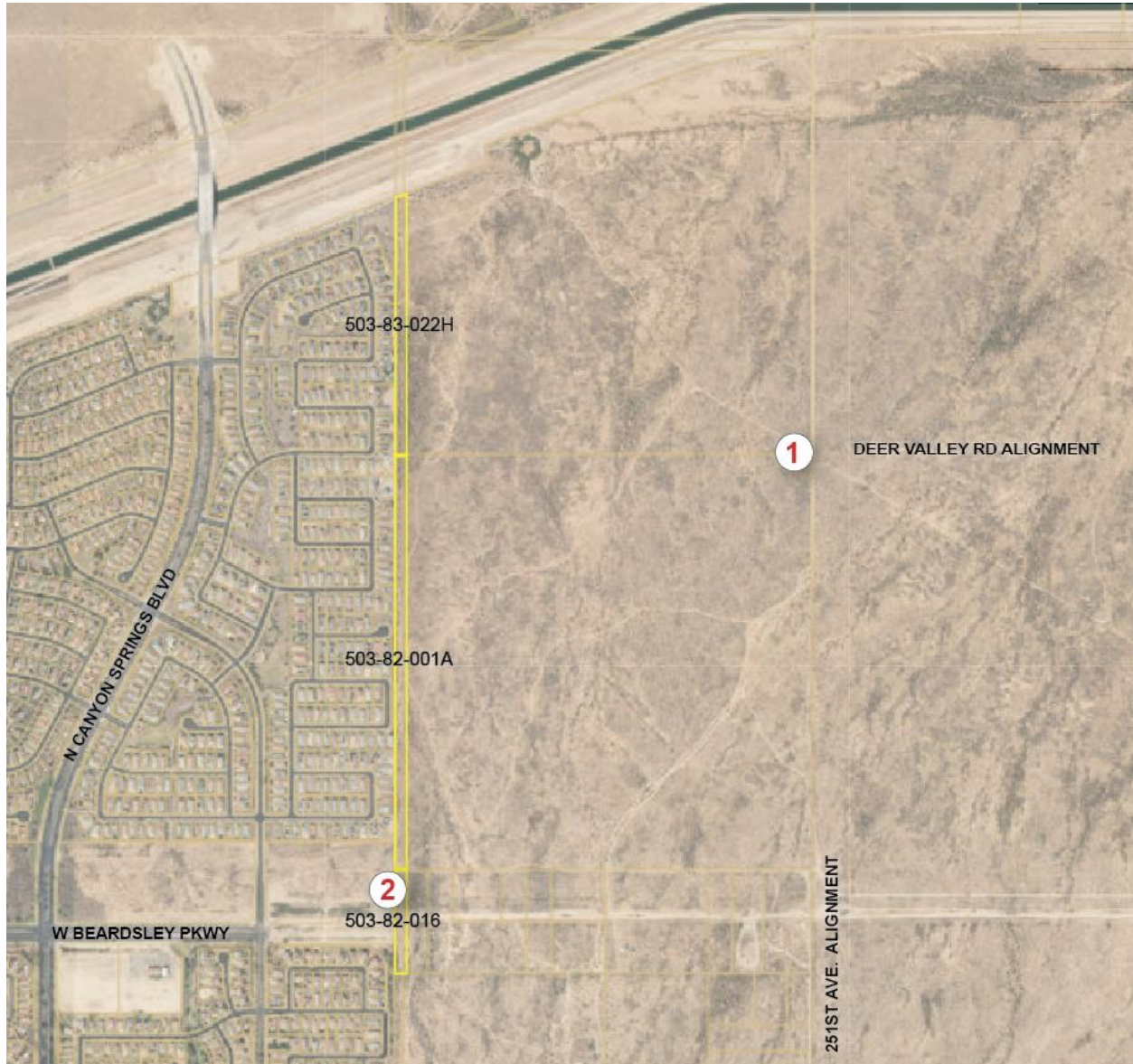


Exhibit B: Neighborhood Meeting Sign Posting Location





ONE COMPANY.
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION
FOR APN NO.(S) 503-83-022H & 503-82-001A
55 FOOT ANNEXATION TO THE CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA**

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 18, AND THE NORTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FURTHER DESCRIBED AS FOLLOWS:

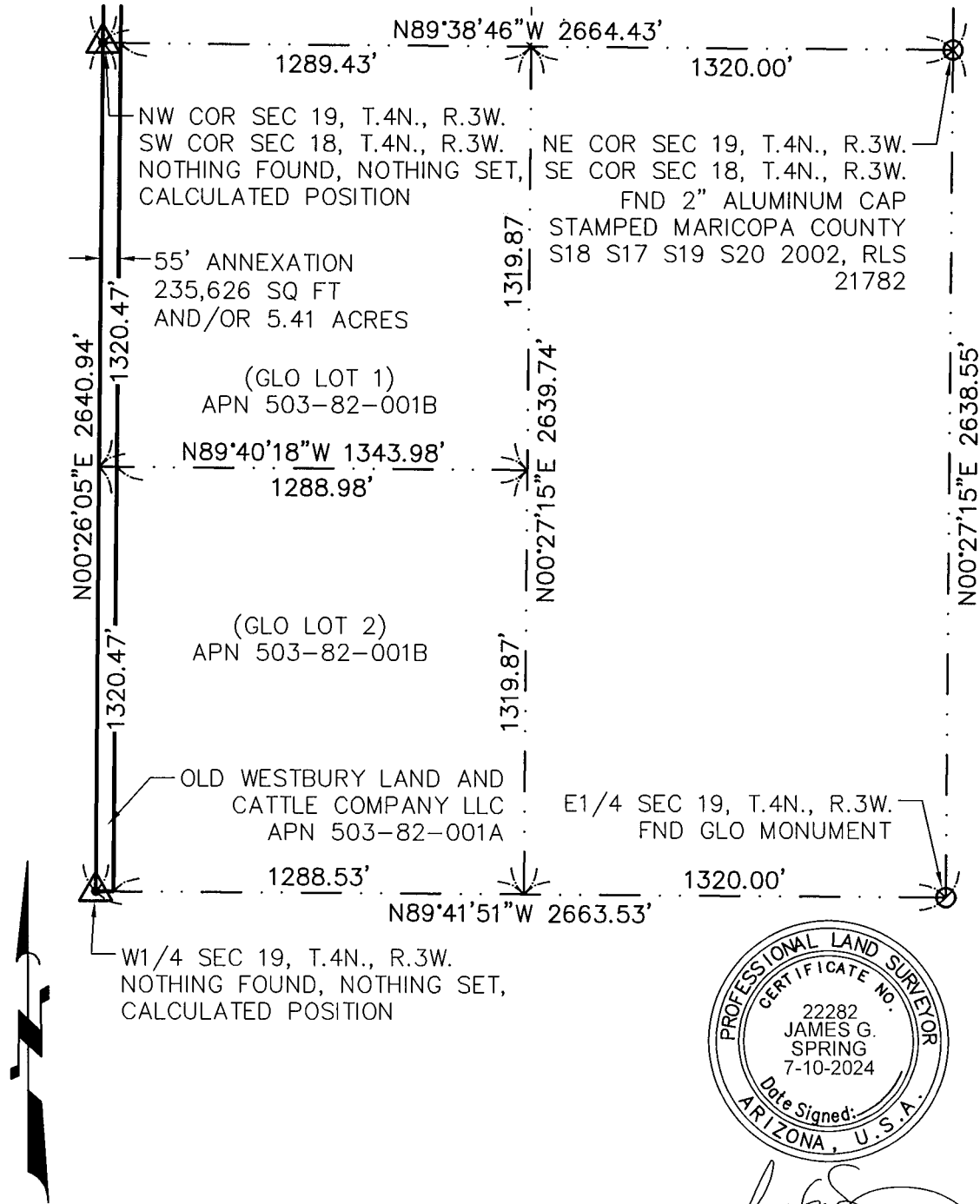
THE WEST 55 FEET OF THE SOUTH HALF OF SECTION 18, EXCEPT THE NORTH PORTION THAT FALLS NORTH OF THE SOUTH BOUNDARY LINE OF THE CENTRAL ARIZONA PROJECT CSR (CAP) AND THE WEST 55 FEET OF THE NORTH HALF OF SECTION 19.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21003646
DATE JUNE 10TH, 2024



SEE SHEET 2

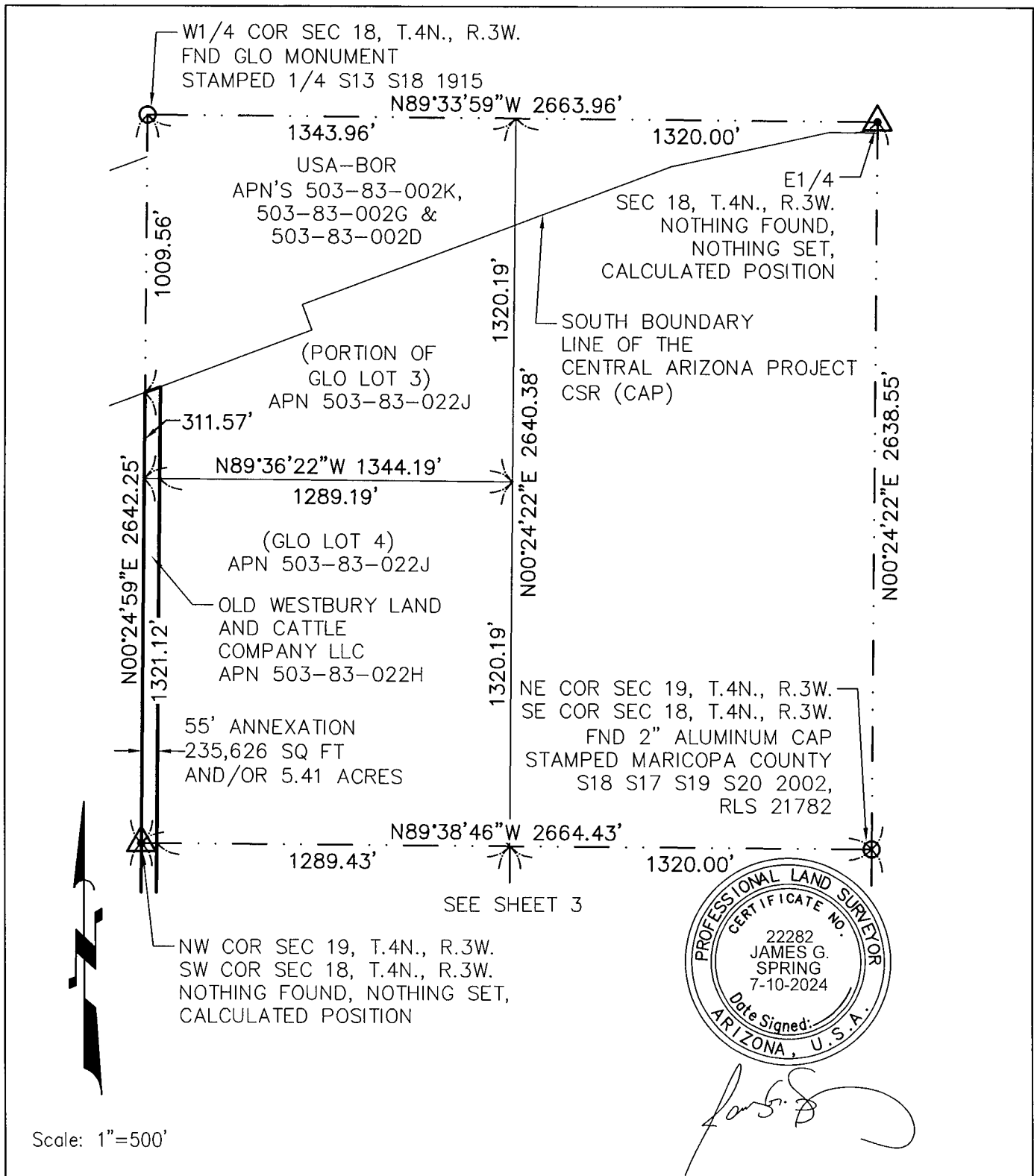


JOB NO. 21003646 PRODUCT TYPE: EX DATE: 07-10-2024

SHEET 3 OF 3



EXHIBIT "A"
APN NO. 503-82-001A
55 FOOT ANNEXATION
TO THE CITY OF SURPRISE
CITY OF SURPRISE, ARIZONA



JOB NO. 21003646 PRODUCT TYPE: EX DATE: 07-10-2024

SHEET 2 OF 3



EXHIBIT "B"
APN NO. 503-83-022H
55 FOOT ANNEXATION
TO THE CITY OF SURPRISE
CITY OF SURPRISE, ARIZONA



ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
FOR APN NO. 503-82-016
55 FOOT ANNEXATION TO THE CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FURTHER DESCRIBED AS FOLLOWS:

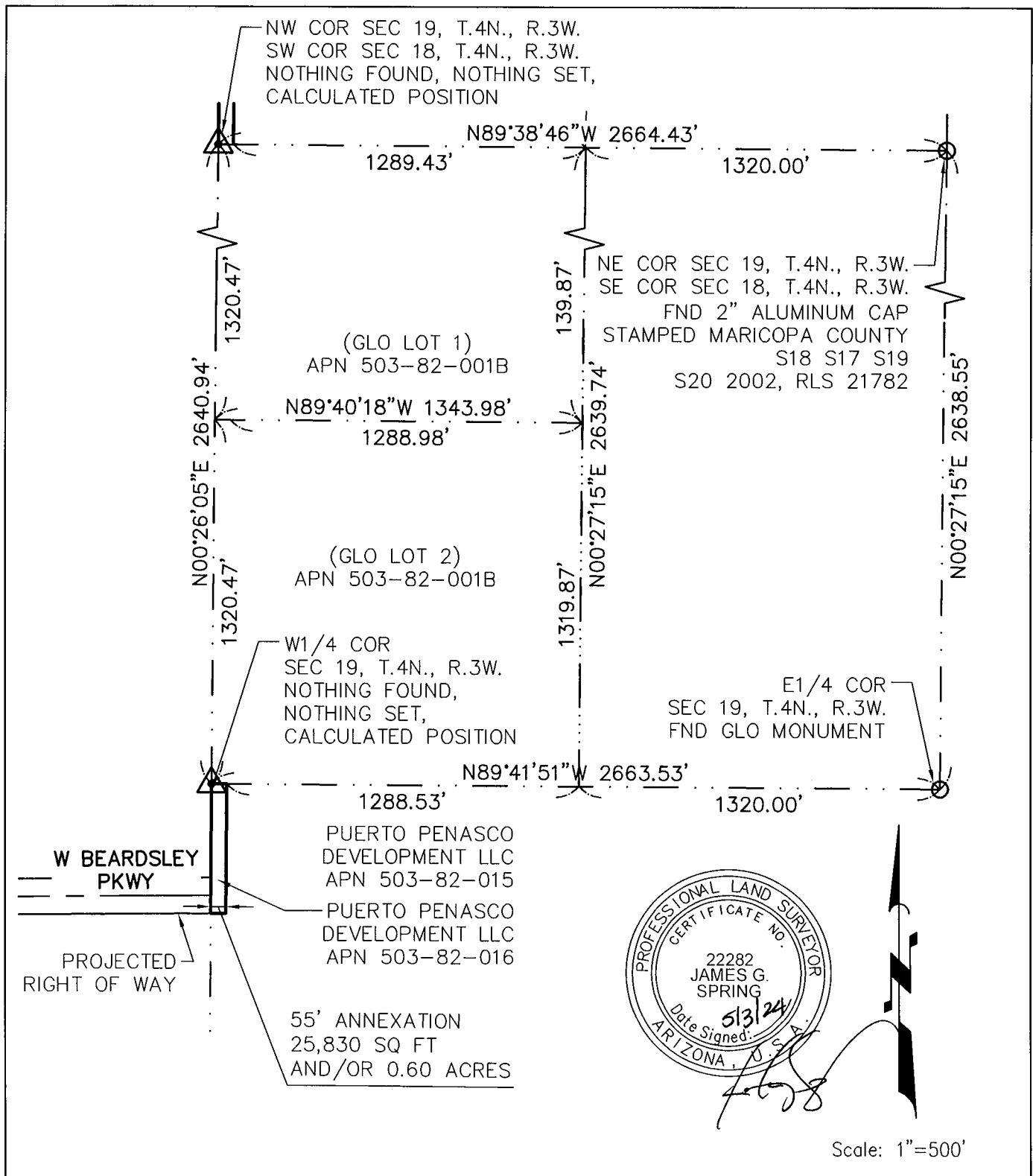
THE WEST 55 FEET OF THE SOUTH HALF OF SECTION 19 WITHIN APN NO. 503-82-016 EXCEPT THE PORTION SOUTH OF THE PROJECTED SOUTH RIGHT OF WAY LINE OF WEST BEARDSLEY PARKWAY.

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PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21003646
DATE MAY 3RD, 2024



B



JOB NO. 21003646 PRODUCT TYPE: EX DATE: 05-03-2024

SHEET 2 OF 2



EXHIBIT "B"
APN NO.(S) 503-83-016
55 FOOT ANNEXATION
TO THE CITY OF SURPRISE
CITY OF SURPRISE, ARIZONA

Parcel Number	Tax Year	PUC								
503-82-001A	2025	4710								
503-83-022H	2025	4710								
Property Use	Tax Area Code	McrNum	Lot	Block	Tract					
RANCH PROPERTY	090000									
RANCH PROPERTY	090000									
Owner Name	Mailing Address	City State Zip	Country	Situs Address	Situs City Zip	Exempt Status	Exempt Type	Centrally Valued (CVP)	Land FCV	Improvement FCV
OLD WESTBURY LAND AND CATTLE COMPANY LLC	8432 E SHEA BLVD 100	SCOTTSDALE AZ 85260	USA					N	133	0
OLD WESTBURY LAND AND CATTLE COMPANY LLC	8432 E SHEA BLVD 100	SCOTTSDALE AZ 85260	USA					N	82	0
									216	0
CVP PP FCV	Total FCV	Total Assessed FCV	Total Exmpt Assed FCV	Total Net FCV	Total LPV	Total Assessed Value LPV	Exempt Assessed Value	Net Assessed Value LPV	Building Sq Ft	Parcel Sq Ft
0	133	20	0	20	133	20	0	20		145,054
0	82	12	0	12	82	12	0	12		89,733
								32		
0	216	32	0	32	216	32	0	1,745		
IWCDAcreage	IWDDAcreage	Total Acreage	Pers Prop Owner Name	Pers Prop FCV	Pers Prop Net Assessed	Split Parcel	Asmt Ratio	Land LC1		
0	0	3.33		0	0	N	0.1500	2.R		
	0	2.06		0	0	N	0.1500	2.R		
0				0	0					
Land Ratio1	Impr LC1	Impr Ratio 1								
1.00		0.00								
1.00		0.00								

STATE OF ARIZONA

Department of Revenue
Local Jurisdiction District
Telephone (602) 716-6843



Katie Hobbs
Governor

Robert Woods
Director

January 30, 2025

Ms. Christina Sexton
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

RE: Valuation Transmittal for Docket # 07-2522-00, FS24-0623

Dear Ms. Sexton:

According to information provided by the taxpayer(s) and based on unit values established by the Centrally Valued Properties Unit, the estimates of value for properties located in the proposed annexation areas are as follows:

<u>Taxpayer #</u>	<u>Taxpayer Name</u>	<u>Full Cash Value</u>	<u>Assessed Value</u>
54650	ARIZONA PUBLIC SERVICE COMPANY (G,T&	\$0.00	\$0.00
56729	QWEST CORPORATION	\$0.00	\$0.00
57610	SALT RIVER PROJECT T&D (G,T&D)	\$0.00	\$0.00

Please direct any inquiries you may have regarding this estimate to my email address:
fvillaverde@azdor.gov

Sincerely,

Flo Villaverde
Program Project Specialist 1
Local Jurisdictions

ORDINANCE # 2025-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SURPRISE, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES TITLE 9 CHAPTER 4 ARTICLE 7 AND AMENDMENTS THERETO BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF SURPRISE, CONSISTING OF 5.41 ACRES LOCATED SOUTH OF THE CENTRAL ARIZONA PROJECT (CAP), EAST OF BUCKEYE CITY LIMITS, NORTH OF THE FUTURE BEARDSLEY ROAD ALIGNMENT, AND WEST OF THE FUTURE 251ST AVENUE, STATE OF ARIZONA, AND ESTABLISHING EQUIVALENT CITY OF SURPRISE ZONING.

WHEREAS, a petition in writing accompanied by a map or plot of said real property having been filed and presented to the Mayor and Council of the City of Surprise, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Surprise in the event of annexation within the territory and land hereinafter described in the attached **Exhibit A** (the "Annexation Area") and as shown by the last assessment of said property which said Annexation Area is contiguous to the City of Surprise, and not now embraced within its limits, asking that the Annexation Area be annexed to the City of Surprise, and to extend and increase the corporate limits of the City of Surprise so as to embrace the same;

WHEREAS, the Mayor and City Council of the City of Surprise, Arizona, are desirous of accepting said petition and extending and increasing the corporate limits of the City of Surprise to include said territory;

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire Annexation Area proposed to be annexed to the City of Surprise and had attached thereto at all times an accurate map of the Annexation Area, as shown in **Exhibit B**, desired to be annexed;

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property within the Annexation Area;

WHEREAS, the provisions of A.R.S. § 9-471, and amendments thereto, have been fully observed;

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Surprise, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the County Recorder for Maricopa County, Arizona;

WHEREAS, the Annexation Area described in **Exhibit A** and depicted on **Exhibit B** includes approximately 5.41 acres of improved property owned by Old Westbury Land & Cattle Company LLC;

WHEREAS, the subject property is within the Annexation Area having zoning in Maricopa County, as shown in **Exhibit C**, the Mayor and City Council, pursuant to A.R.S. § 9-471(L), shall adopt and apply to this area the City of Surprise zoning districts that permit densities and uses no greater than those permitted by the Maricopa County zoning immediately before annexation;

WHEREAS, the City Council has reviewed the Staff Reports and supporting materials which discuss the proposed annexation to be considered by the Council, and now finds that the annexation of the Annexation Area would be beneficial to Surprise by ensuring that all future development would be controlled by and be consistent with the objectives and policies of the Surprise General Plan 2040, the requirements of the Land Development Ordinance (“LDO”), all future land development ordinances, and all other applicable City of Surprise codes and regulations; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. That the Annexation Area described in the attached **Exhibit A** be and the same hereby is annexed to the City of Surprise and that the present corporate limits be and the same hereby are extended and increased to include the Annexation Area described in **Exhibit A** contiguous to the present City limits.

Section 2. That a copy of this Ordinance, together with an accurate map of the territory hereby annexed as shown in **Exhibit B**, is certified by the Mayor of the City of Surprise shall be recorded in the office of the County Recorder of Maricopa County, Arizona, and that a copy of this ordinance shall be provided to the Clerk of the Board of Supervisors of Maricopa County, Arizona.

Section 3. That the property described in **Section 1** of this Ordinance with Maricopa County zoning as shown in **Exhibit C** shall be designated with equivalent City of Surprise zoning as shown in **Exhibit C** upon the effective date of this Ordinance.

Section 4. That the City of Surprise zoning map is herewith amended to reflect the change in districts referred to in **Section 3** above.

Section 5. This Ordinance shall take effect, and the annexation of the subject property shall become final, thirty days after this Ordinance is adopted.

Section 6. This Ordinance is not of general application throughout the City and therefore is not required to be codified.

Section 7. That the provisions of this Ordinance are not severable, and the entirety of this Ordinance shall become null and void and of no effect in the event any provision is finally determined to be illegal or invalid by a court of competent jurisdiction or if any provision should be invalidated by a referendum vote.

PASSED AND ADOPTED this _____ day of _____, 2025.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION



ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
FOR APN NO.(S) 503-83-022H & 503-82-001A
55 FOOT ANNEXATION TO THE CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 18, AND THE NORTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FURTHER DESCRIBED AS FOLLOWS:

THE WEST 55 FEET OF THE SOUTH HALF OF SECTION 18, EXCEPT THE NORTH PORTION THAT FALLS NORTH OF THE SOUTH BOUNDARY LINE OF THE CENTRAL ARIZONA PROJECT CSR (CAP) AND THE WEST 55 FEET OF THE NORTH HALF OF SECTION 19.

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PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21003646
DATE JUNE 10TH, 2024





ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
FOR APN NO. 503-82-016
55 FOOT ANNEXATION TO THE CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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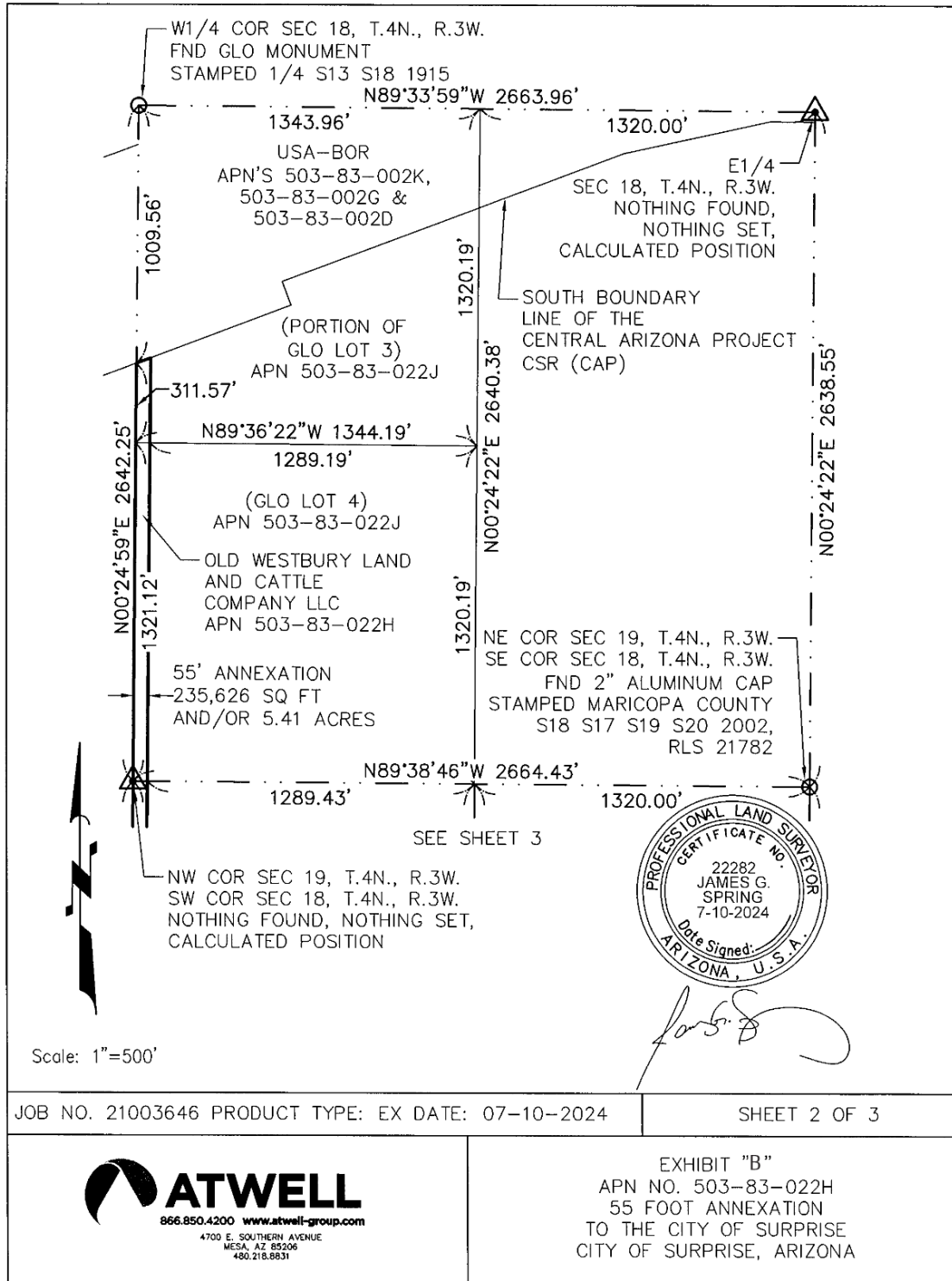
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PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21003646
DATE MAY 3RD, 2024



EXHIBIT B

MAP



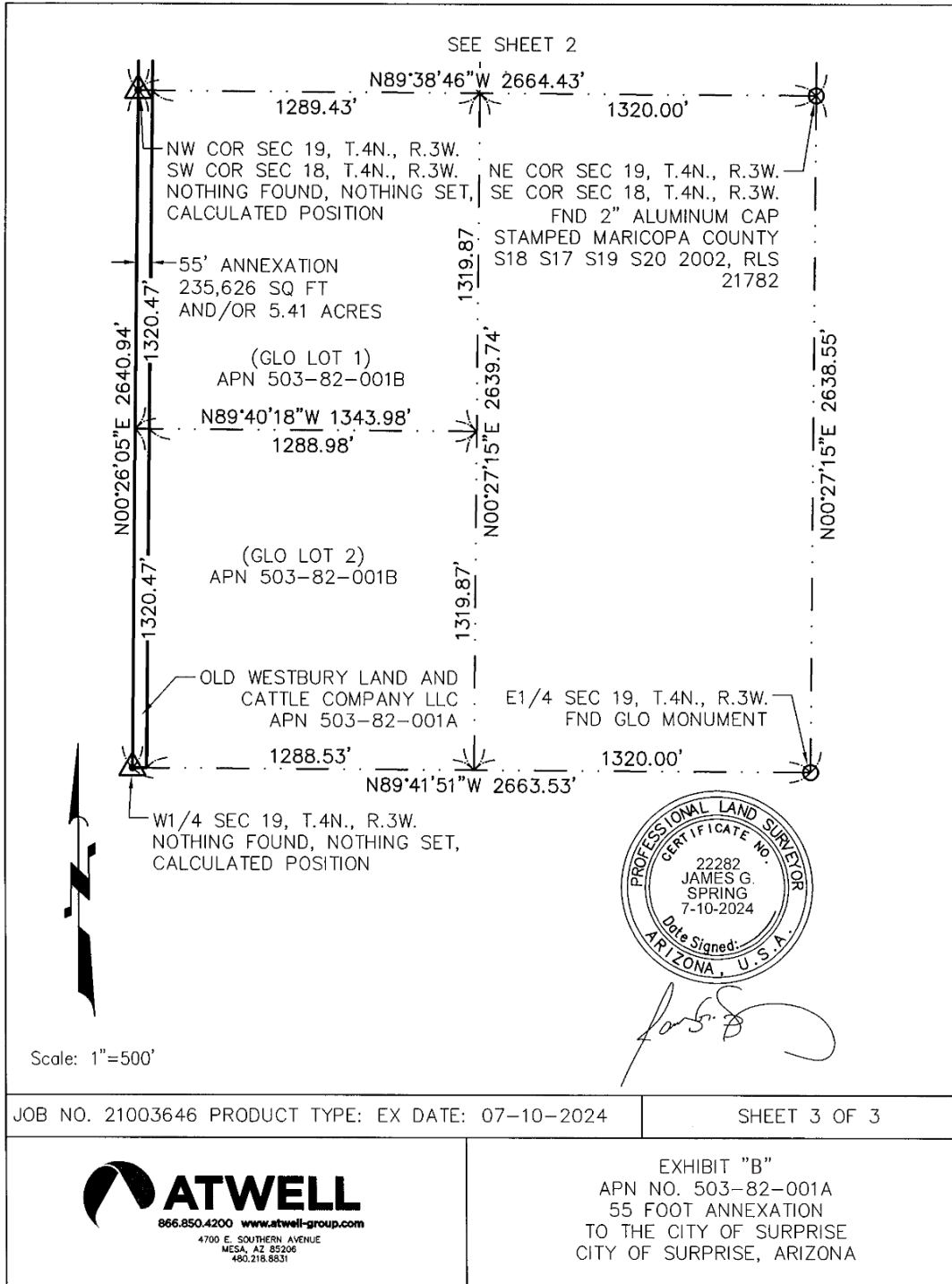


EXHIBIT C

Zoning Table

<i>APN</i>	<i>Owner</i>	<i>Pre-annexation Maricopa County Zoning</i>	<i>Post-annexation Surprise Zoning</i>
<i>503-83-022H, 503-82-001A</i>	<i>Old Westbury Land & Cattle Company LLC</i>	<i>Rural-43 (RU-43)</i>	<i>Residential Ranch (RR)</i>

Recording requested by:

AffidavitFS240623-6-1-1--
morenoa

City of Surprise
City Clerk's Office
16000 N Civic Center Plaza
Surprise, Arizona 85374

Affidavit Regarding Annexation

Surprise Case #FS24-0623

AFFIDAVIT REGARDING ANNEXATION

Personally appears before me, Lloyd Abrams, who, first being duly sworn, deposes and says as follows:

1. I make this affidavit of my own personal knowledge.
2. I am the duly appointed Community Development Director of the City of Surprise, Arizona and I am qualified to make this affidavit on behalf of and for the City.
3. I have made a diligent search of the records of the Office of the Clerk of the City of Surprise and of the Office of the Maricopa County Recorder for any annexation filing which might involve territory sought to be annexed in the City of Surprise Annexation Petition, which is filed herewith, with exhibits, in the Office of the Maricopa County Recorder.
4. **Surprise Case #FS24-0623** was originally filed seeking annexation of three separate parcels of real property.
5. **Surprise Case #FS24-0623** was subsequently amended whereby one of the three parcels of real property was removed from the annexation petition.
6. I hereby affirm, pursuant to A.R.S. §9-471(A)(6), that no part of the territory associated with **Surprise Case #FS24-0623**, as amended, for which the attached Annexation Petition is filed is already subject to an earlier filing for annexation.

FURTHER AFFIANT SAYETH NOT.

Lloyd Abrams
(Lloyd Abrams, Surprise Community Development Director)

SWORN TO AND SUBSCRIBED before me
this 13th day of January 2025

Kristine Passarelli
Notary Public for the State of Arizona



My commission expires: 5/19/2028

ANNEXATION PETITION**TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF
SURPRISE, ARIZONA:**

We, the undersigned, the owners of one-half or more of the real and personal property that also represents one-half or more of the value of the real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter described, said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked "Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of A.R.S. §9-471, and amendments thereto are fully observed.

The description of the territory proposed to be annexed as part of the Surprise Case #FS24-0623, not already within the present limits of the City of Surprise and located in Maricopa County, Arizona, is as described and attached hereto, marked Exhibit "A" and made part thereof:

DATE	NAME OF PROPERTY OWNER	MAILING ADDRESS	PHONE NO	PARCEL NUMBER OR LEGAL DESCRIPTION
2/13/2025	Old Westbury Land and Cattle Company	8432 E Shea Blvd Ste 100 Scottsdale, AZ 85260	480-348-0300	503-83-022H
2/13/2025	Old Westbury Land and Cattle Company	8432 E Shea Blvd Ste 100 Scottsdale, AZ 85260	480-348-0300	503-82-001A

JOHN BERRY

SWORN & SUBSCRIBED BEFORE ME
THIS 13TH DAY OF FEBRUARY 2025.

[Signature]
CHERYL E HAMBLIN

Commission expires 1/29/29





ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
FOR APN NO.(S) 503-83-022H & 503-82-001A
55 FOOT ANNEXATION TO THE CITY OF SURPRISE
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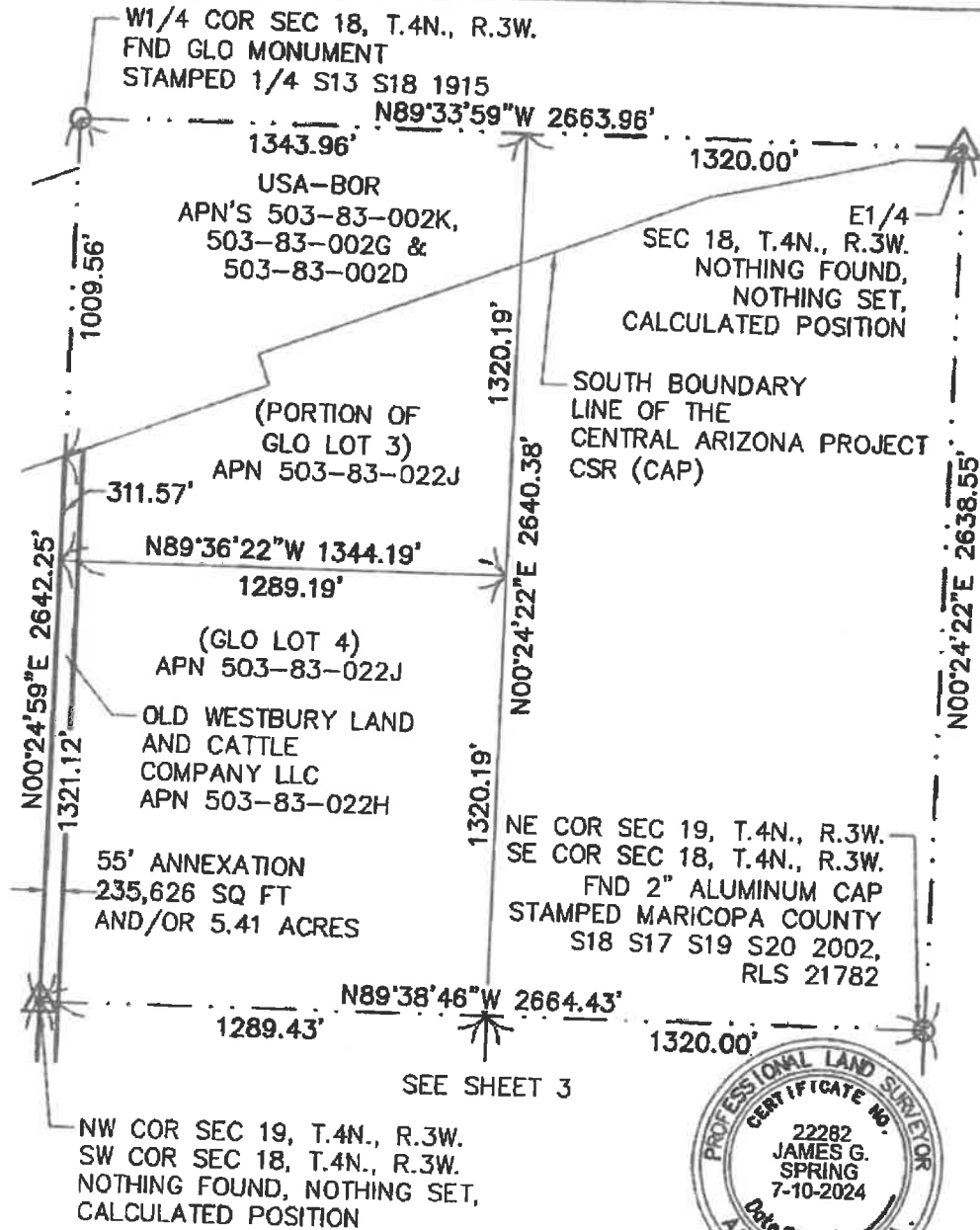
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PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21003646
DATE JUNE 10TH, 2024



B



Scale: 1"=500'

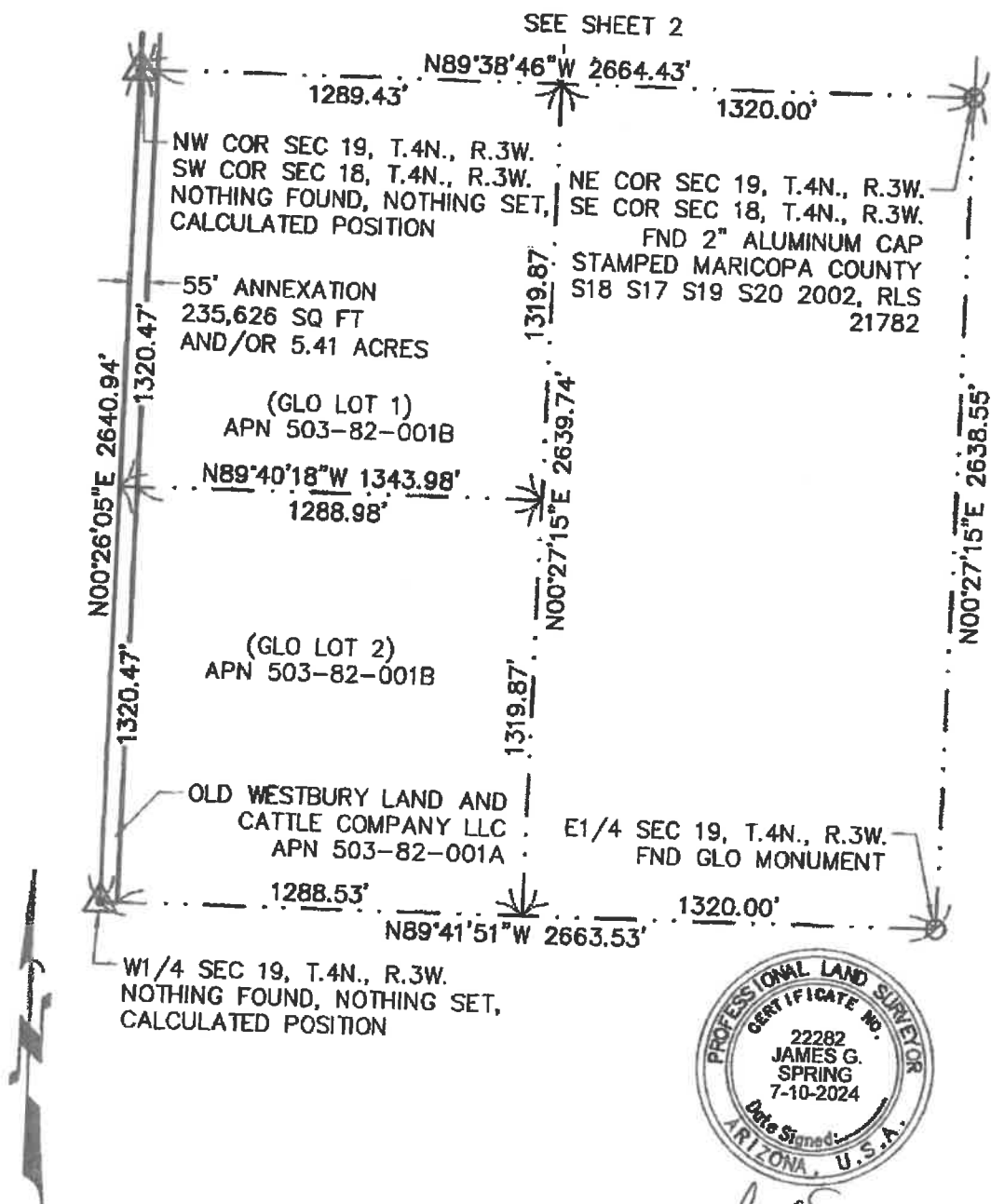
JOB NO. 21003646 PRODUCT TYPE: EX DATE: 07-10-2024

SHEET 2 OF 3



EXHIBIT "B."
APN NO. 503-83-022H
55 FOOT ANNEXATION
TO THE CITY OF SURPRISE
CITY OF SURPRISE, ARIZONA

K:\21003646 - HAMPTON SURPRISE\DWG\SURVEY\ALTA\ANNEXATION LEGALS\REFERENCE\JGS SIGNED SEAL.DWG SAVE DATE:
7/10/2024 7:32 AM PLOT DATE: 7/10/2024 8:35 AM



Scale: 1"=500'

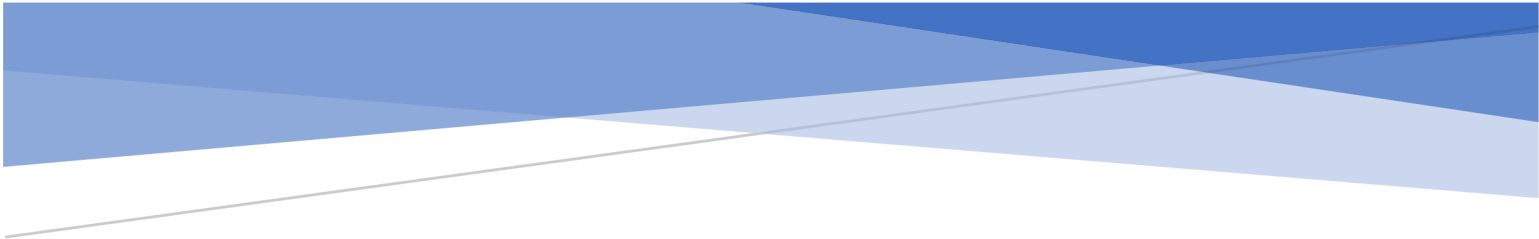
JOB NO. 21003646 PRODUCT TYPE: EX DATE: 07-10-2024

SHEET 3 OF 3



EXHIBIT "B."
APN NO. 503-82-001A
55 FOOT ANNEXATION
TO THE CITY OF SURPRISE
CITY OF SURPRISE, ARIZONA

K:\21003646 - HAMPTON SURPRISE\DWG\SURVEY\ALTA\ANNEXATION LEGALS\REFERENCE\JGS SIGNED SEAL.DWG SAVE DATE
7/10/2024 7:32 AM PLOT DATE: 7/10/2024 8:35 AM



CITIZEN PARTICIPATION REPORT

Surprise 295 Annexation

Surprise, AZ
September 10, 2024
FS24-0623



Introduction

Where a request is made to annex a property into the City of Surprise, the City requires public participation, including a neighborhood meeting. As such, these applications also require a Citizen Participation Plan and Report which preliminarily plan for and detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the planned public outreach as it relates to Annexation case number FS24-0623. This annexation request is to support the proposed Surprise 295 rezoning, case number FS23-0350, for which neighborhood meetings and notification have already taken place.

While a large majority of the Surprise 295 property is already within the jurisdiction of the City of Surprise, there is a 55-foot strip along the western edge that was never annexed into the City. As such, this Public Participation Plan pertains to annexing the following three parcels into the City of Surprise:

- 503-82-001A
- 503-83-022H
- 503-82-016

These first two APN parcels are affiliated with the Surprise 295 property that will be needed in order to rezone the entirety of the Surprise 295 property. The third parcel is immediately south of the Surprise 295 property and maybe needed for secondary access to the property as required by the City. In order for the City to provide for public access, this parcel needs to be annexed so it can potentially be dedicated as public right-of-way.

Public Outreach

One neighborhood meeting was held for this project on August 8th, 2024 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below. Additionally, two on-site signs were posted on the property in accordance with the sign posting requirements.

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Thursday August 8th, 2024 – 6:00 PM

The following exhibits are included as part of the Citizen Participation Report:

- **Exhibit A: Neighborhood Meeting Sign Posting Location**
- Sign-in sheet as **Exhibit B: Neighborhood Meeting Sign in Sheet**
- Citizen Comment Cards as **Exhibit C: Comment Card & Response**
- Site posting affidavit and photos as **Exhibit D: Sign Posting Affidavit & Photos**
- Exhibits presented at the Meeting as **Exhibit E: Meeting Presentation Exhibits**
- Email correspondence with neighboring landowner **Exhibit F: Citizen Contact & Response**

Summary of Neighborhood Outreach Efforts

Prior to the neighborhood meeting, the applicant was contacted by Michael Shipman and Richard Cutlip requesting additional information on the application. The applicant responded answering their specific questions and with a brief summary of the annexation case. Both email correspondences have been included with this report as Exhibit F.

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. The applicant gave a brief presentation, and upon conclusion of the presentation the applicant answered questions from the attendees. The following section highlights the questions asked and the responses from the applicant.

Meeting Documentation

The meeting officially began at 6:00 PM, though several residents arrived early and asked informal questions regarding the displayed presentation boards. There were 9 people in attendance. The following section includes a list of topics that were discussed, and the responses given by the applicant and The City.

Question: What could you develop in the sliver of land you're annexing south of the bulk of the project?

It's intended to be access to the future Beardsley Road.

Question: Does the county get paid by the city when you annex their land?

No, the county isn't the landowner.

Question: Isn't this property somebody's ranch right now?

It's designated as AG land for tax purposes, but it is not an active ranch.

Question: Who is responsible for putting the street signs along Sun Valley up? The sign for 219th isn't visible.

City staff told the resident they would look into the sign size and placement.

Question: Are they annexing this because there's development planned here?

Yes, there is a pending zoning case for this site.

Question: What happens if you don't annex it?

It would remain a county island, and after Surprise 295 is developed it would be a dead zone and a safety hazard.

Question: Where would these residents go to school?

This project is in the Wickenburg school district, and there are multiple new schools planned in this area of Surprise that they will have the option to attend.

Question: Are they going to put a road to connect to the 60?

Eventually Deer Valley will connect over to the US 60.

Question: North Star which is north of festival will be responsible to widen our roads. Will your project have to help pay for that if you're using it?

No, our project doesn't take access off of those roads.

Question: How many parcels are being proposed with the development plan for the overall site?

7 single-family residential parcels and 1 multi-family residential parcel.

Question: Does 251st have to be completed before construction?

Before the first resident moves in the road has to be constructed.

Question: Where will construction access be? Canyon springs to Beardsley?

No, they will come up 251st, not through Buckeye .

Question: Are bungalows build to rent?

Yes, and while that is what we are currently planning for this project, the use is not locked in. We are rezoning it to R-3 which allows for a variety of residential products.

Question: Is your plan platted?

No, we don't even have approved zoning for it yet.

Question: Do you have water assurance?

Yes, the city is the water provider. The surprise foothills water campus study is currently being updated to include this project.

Question: The land south of your property? Who owns that?

It's all privately owned.

Question: You're not going down to Beardsley?

We can't because that is not our property.

Question: What does the city have planned for the land south of your property?

City staff answered that due to the massive powerline easement and future Beardsley Road there is not much that can be developed on those properties.

Question: Did you try to purchase the land south of your property?

No, we did not.

Question: Will this be a family area?

Yes, this development will be considered a family neighborhood.

Question: You should add RV storage.

There is actually RV storage planned behind the substation within Mesquite Mountain Ranch.

Question: The area that's already developed, where does their fire service come from?

City staff explained that all the cities within the Phoenix metropolitan area have a deal where the whichever available fire station is closest will provide service in emergencies. While right now for this area that will likely come from the Buckeye fire station within the Festival Foothills community, there are many fire stations proposed within all the new development in this area. This includes on within Surprise Foothills, Ana Mandara, and Desert Trails.

Question: Do police patrol this area?

City staff answered yes, Surprise police patrol the area.

Question: Would you ever annex Festival Foothills into Surprise?

No, it's already part of Buckeye. While it could technically be possible if a high enough percentage of the homeowners agree, city staff indicated they have absolutely no interest in absorbing Festival Foothills into the City of Surprise.

Question: Is any of the state trust land going to stay undeveloped?

State trust land is regulated by the state constitution. They're required to sell for the highest and best use, so they prioritize the areas actively developing. The more demand for growth the more likely they are to sell, and it'll be sold in chunks. City staff added that developers can approach the state with interest and they can put it up for auction.

Question: Will there be a turn lane on 219th?

Eventually there will be signals and turn lanes on Sun Valley Parkway.

Question: Who owns the wall on the east side of festival?

The homeowners or the HOA.

Exhibit A: Neighborhood Meeting Sign Posting Location

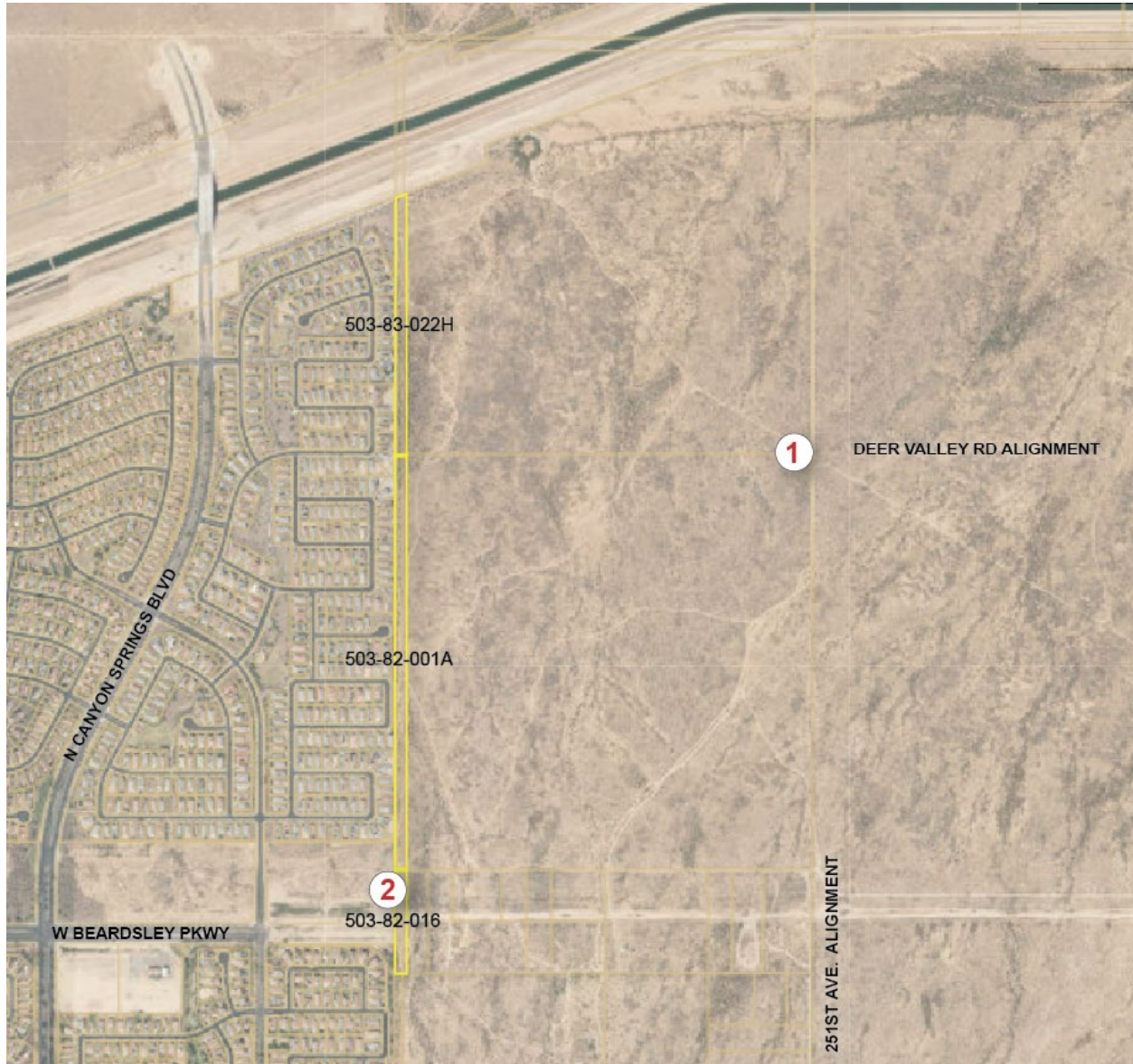


Exhibit B: Neighborhood Meeting Sign in Sheet

NAME	ADDRESS	PHONE	EMAIL
Doug + Kris Jones	[REDACTED]	[REDACTED]	
TOM BERRY	[REDACTED]	[REDACTED]	
Brian Claude	[REDACTED]	[REDACTED]	
Jacklyn Webb	[REDACTED]	[REDACTED]	[REDACTED]
Tim + Darleene Richardson	[REDACTED]	[REDACTED]	[REDACTED]

Exhibit C: Comment Card & Response

NAME: <i>Jaclyn Webb</i>	CONTACT INFO: [REDACTED]
COMMENTS: <i>Could you please email me the Surprise General Plan + Buckeye General Plan Thank you!</i>	

Jessica Miller

From: Jessica Miller
Sent: Monday, August 12, 2024 9:13 AM
To: [REDACTED]
Subject: Surprise 295 Neighborhood Meeting comment card response
Attachments: general plan future land use.pdf; future street classification.pdf

Hello!

A pdf of the Surprise 2040 General Plan can be found here: <https://surpriseaz.gov/1368/General-Plan-2040>
The Future Land Use Plan is on page 57 and the Roadway Classification plan is on page 125.

A pdf of the Buckeye 2040 General Plan can be found here: <https://www.buckeyeaz.gov/business/development-services/planning-zoning/general-plan>

The Future Land Use Plan is on page 39 and Roadway Classification on page 78 but they're both kind of grainy so I just attached pdfs of those specific maps to this email.

Thanks,

Jessica Miller
Project Manager

RVI Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com

Exhibit D: Sign Posting Affidavit & Photos

AFFIDAVIT OF POSTING

Case Number FS24-0623

Project Name: SURPRISE 295

Project Location: N&E OF NEC OF BEARDSLEY PKWY & CANYON PRINGS BLVD

Date Site Posted: 07/24/2024 - SIGNS WERE UPDATED WITH FS#

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

K Gay
Owner/Applicant/Signature

7-25-2024
Date

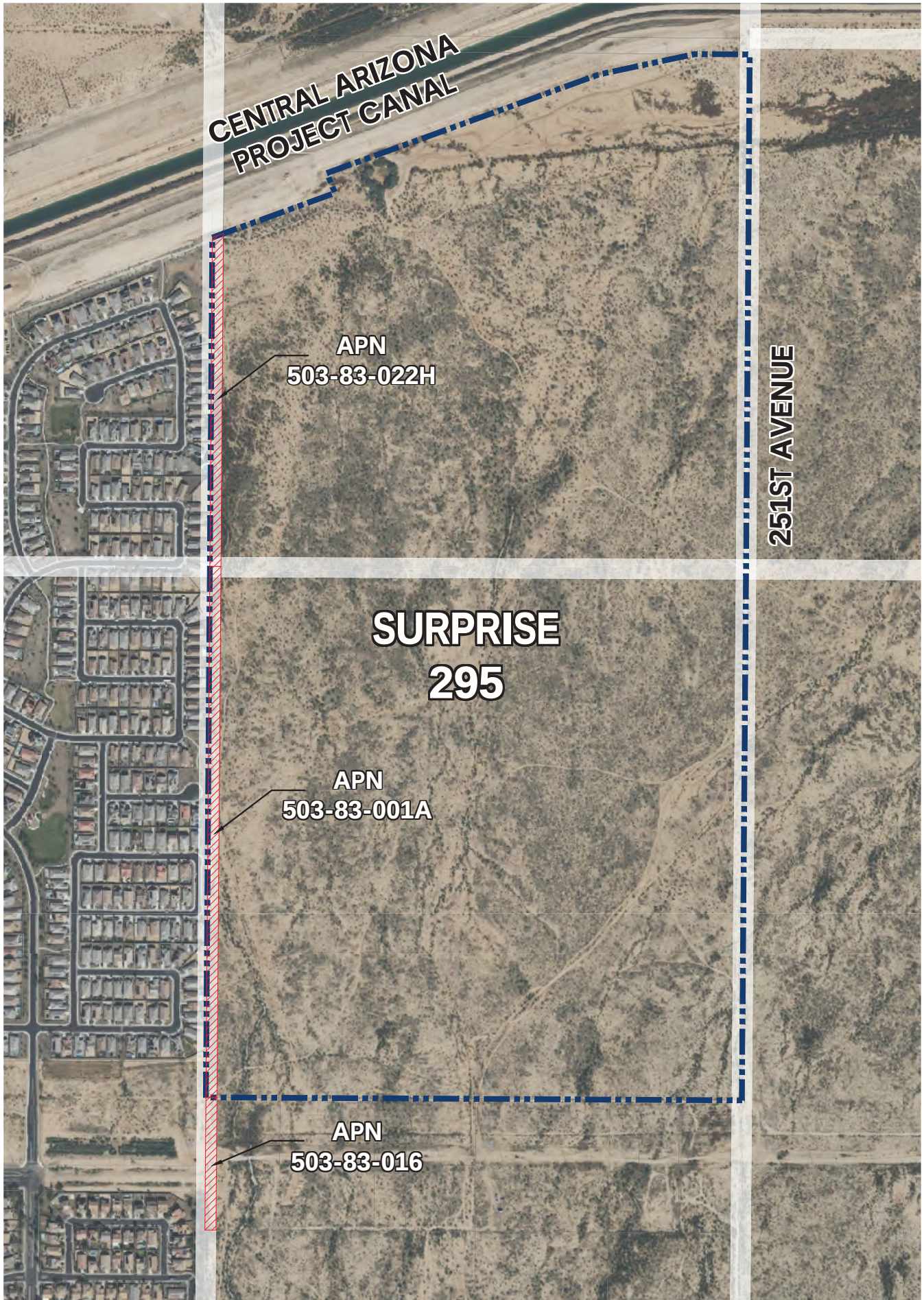
This instrument was acknowledged before me this 25th day of July,
2024 by Kristine Gay

Rachel Arnoldt
Notary Public

My Commission Expires: Sep 23, 2026



Exhibit E: Meeting Presentation Exhibits

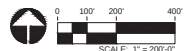


Copyright © 2024

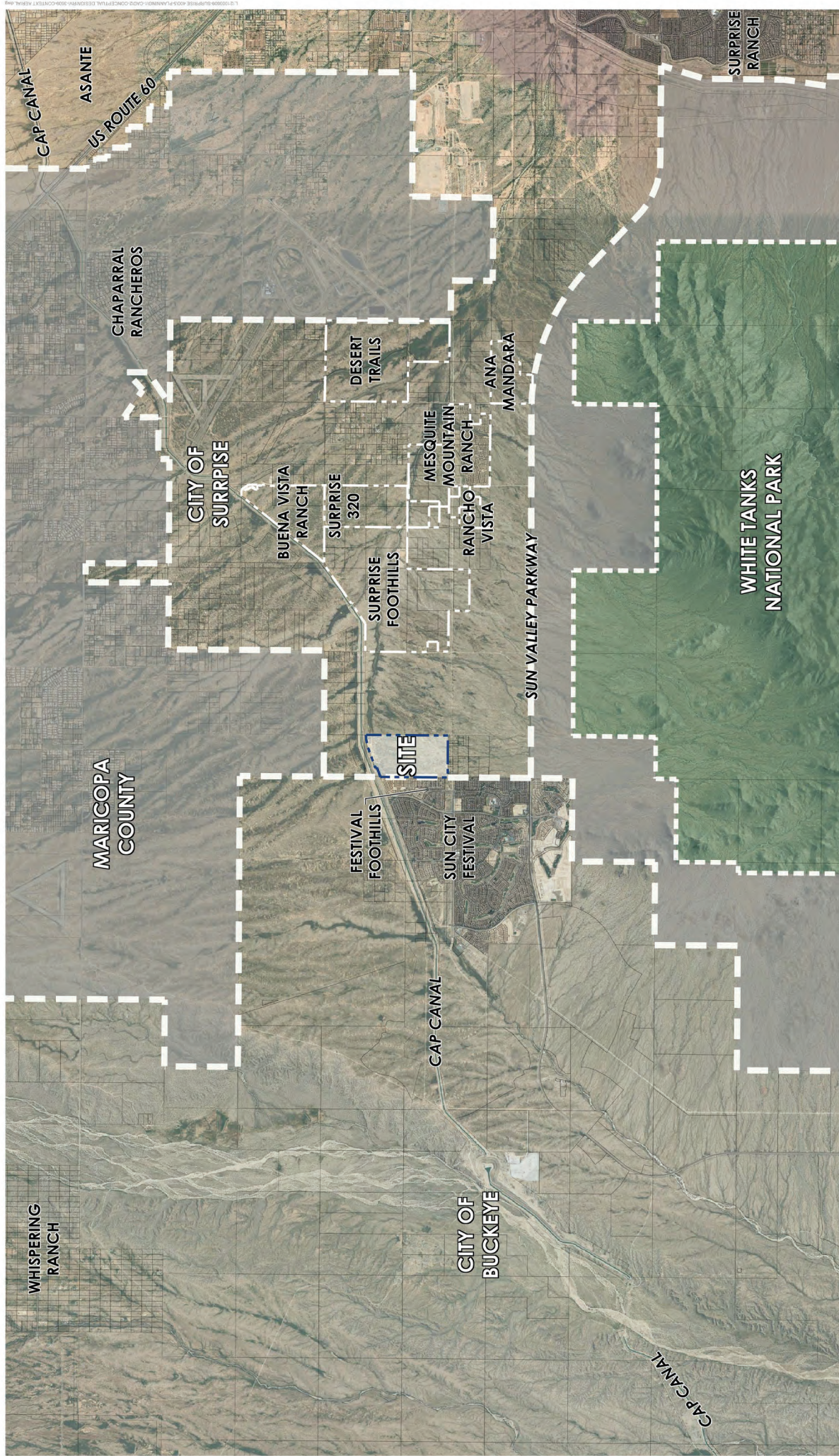


SURPRISE 295 • ANNEXATION

- 📍 SURPRISE, AZ
- 📅 2024-08-06
- 🔢 21003609
- 👤 HAMPTON GROUP



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory

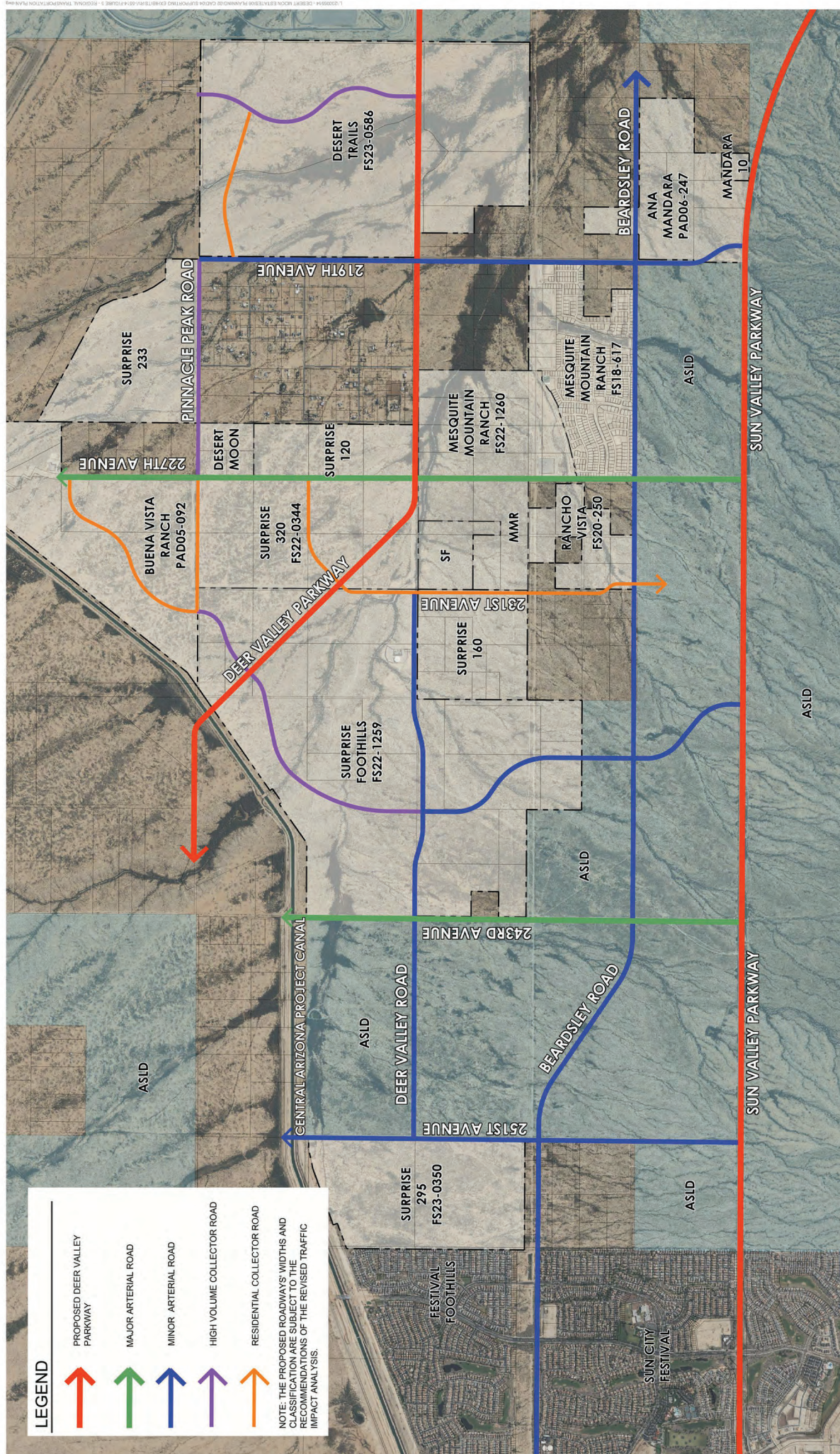


Information furnished by this map is for general informational purposes only. It is not intended to be used for any other purpose. The map is not a warranty, representation, or endorsement of any product or service. The map is not a substitute for a professional survey. The map is not a legal document. The map is not a contract. The map is not a guarantee. The map is not a promise. The map is not a statement of fact. The map is not a statement of opinion. The map is not a statement of intent. The map is not a statement of belief. The map is not a statement of faith. The map is not a statement of hope. The map is not a statement of love. The map is not a statement of life. The map is not a statement of death. The map is not a statement of anything. The map is not a statement of nothing. The map is not a statement of everything. The map is not a statement of anything. The map is not a statement of nothing. The map is not a statement of everything.



SURPRISE 295 • CONTEXT AERIAL
 SURPRISE, AZ
 2023-04-10
 # 21003609
 HAMPTON GROUP

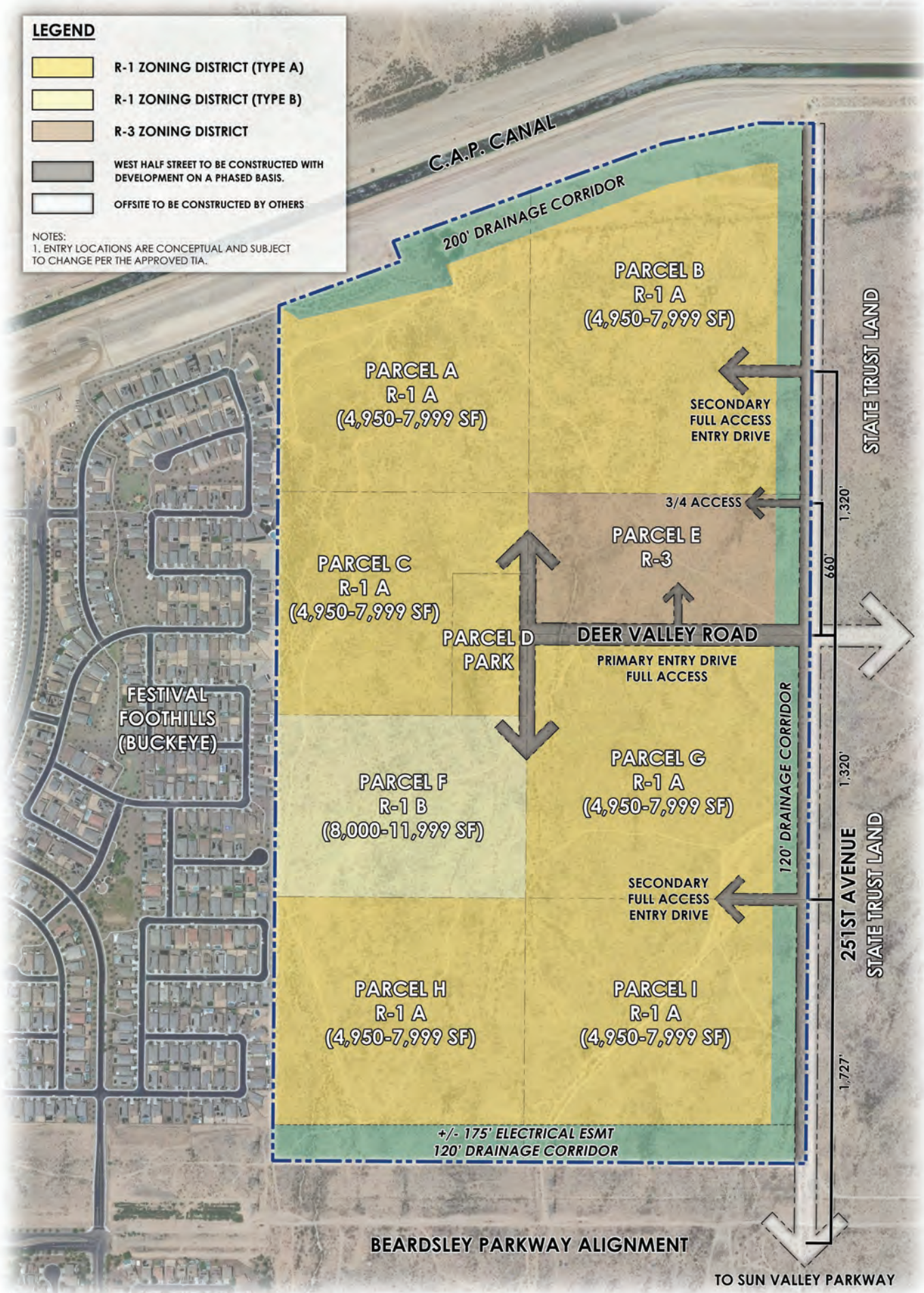




LEGEND

- R-1 ZONING DISTRICT (TYPE A)
- R-1 ZONING DISTRICT (TYPE B)
- R-3 ZONING DISTRICT
- WEST HALF STREET TO BE CONSTRUCTED WITH DEVELOPMENT ON A PHASED BASIS.
- OFFSITE TO BE CONSTRUCTED BY OTHERS

NOTES:
1. ENTRY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PER THE APPROVED TIA.



SURPRISE 295 • DEVELOPMENT PLAN

SURPRISE, AZ
 2023-08-02
 # 21003609
 HAMPTON GROUP



Information furnished regarding this property is from sources deemed reliable. RVi does not make any independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is prepared, issued, and filed for informational purposes only and does not constitute any representation or warranty.



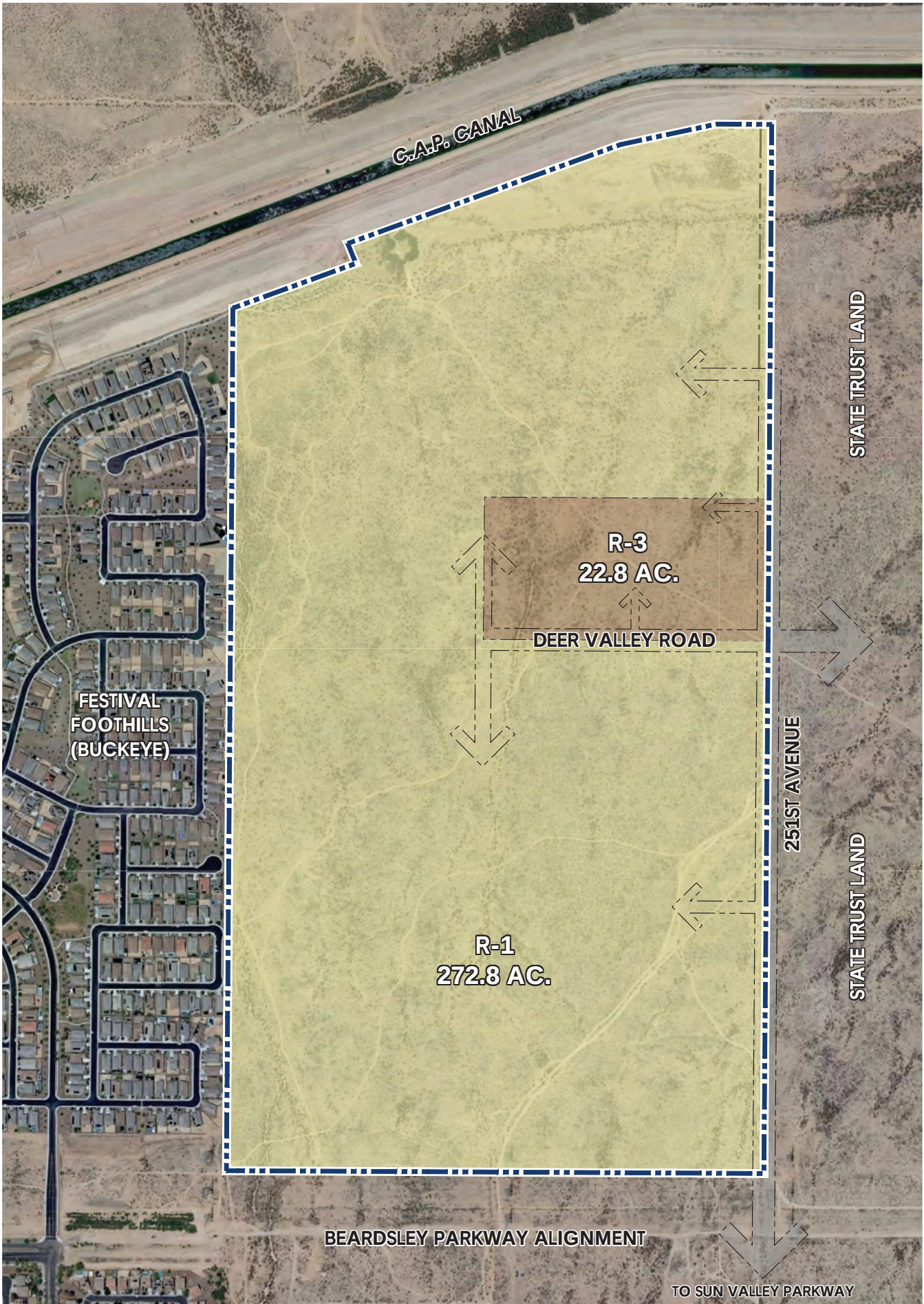


Exhibit F: Citizen Contact & Response

From: Richard Cutlip [REDACTED]
Date: August 9, 2024 at 9:29:13 AM MST
To: Mark Reddie <mreddie@rviplanning.com>
Cc: christina.sexton@surpriseaz.gov, Jessica Miller <jmiller@rviplanning.com>
Subject: RE: Request for Information Neighborhood Meeting
Reply-To: Richard Cutlip [REDACTED]

Good morning Mark,

Thank you very much for the detailed answers and additional information. This is very helpful and appreciated.

Thank you again and have a great day and weekend.

Richard

TsKwFz1% 7579fy% 7FR R fwpWjiinj%
Ar wjiinjE w(nufssrl3tr C% wtyj%

Good morning Richard, thank you for your e-mail. It looks like when Christina Sexton sent you my e-mail address, it was not correct so I never received your original e-mail. For the future, it is mreddie@rviplanning.com and my direct line phone number is 480-586-2349.

Please see answers to your questions below:

1. Timeline: Currently, we do not have a schedule for construction, but at minimum, likely not for at least 3 years. The current property owner will not be developing the property, so once annexation and zoning is in place, they may start the process of marketing the property to a homebuilder/developer for purchase. If/when that happens, it is likely at least 2 years before construction starts.
2. Housing Type: The rezoning of the property is for 273-acres of single-family residential at 3.4 du/ac, and 23-acres of multi-family at 11.9 du/ac. The multi-family parcel is located on the eastern edge of the site along 251st Avenue, furthest from the Festival Foothills property.
3. Housing Quality: The development will be market rate housing (not low income), including a variety of lot sizes, very similar to the Festival Foothills project to the west. It will include a neighborhood park, and several smaller local parks, as well as trails connected throughout the community and will connect to the regional trail along the along the CAP to the north.
4. Water: The project is within the City of Surprise. Surprise is a designate water provider with an 100-year assured water supply. This project has been included in the Surprise Foothills Water Campus Master Plan Update that is in the process of being approved. Approximately 1,185 units

have been proposed and identified in the updated Surprise Foothills Water Master Plan for this property.

5. Annexation: While not a specific question you had, I wanted to be clear, the notice you received was for the Annexation of the 55' strip along the boundary between Buckeye and Surprise. The last attached exhibit shows the 55' strip we are requesting to annex. This was originally planned as a County Road, and when Festival Foothills built their project, they provided homes right up to the section line, making this road no longer viable. The 55' identified is the remaining land that would have been for the road, which is no longer contemplated, so we are simply annexing it into the City so there is not a narrow County island between Buckeye and Surprise.

I have included a few exhibits for your reference to help you better understand the rezoning proposal. If you have any further questions, please let me know. Thanks for your interest in this project.

Mark Reddie

Managing Principal / Vice President

RVi Planning + Landscape Architecture

4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251

602.292.1685 Mobile • 480.586.2349 Direct • 480.994.0994 Main

www.rviplanning.com

From: Richard Cutlip <[REDACTED]>

Sent: Friday, August 9, 2024 7:17 AM

To: Mark Reddie <mreddie@rviplanning.com>

Cc: christina.sexton@surpriseaz.gov; [REDACTED]

Subject: Request for Information Neighborhood Meeting

Good morning,

Following up on the below earlier requested information. Would greatly appreciate your response.

Thank you,

Richard

Ts&zj Bz1% B/579fy% 7<UR Bwmfwl Hzyqu

Ahzyqu678=>E ~fmtt3tr C% wtyj?

Good evening Mr.Reddie,

I'm going to be unable to attend the neighborhood meeting on Thursday. I'm hoping you will provide some additional information pertaining to the proposed/future development.

Once annexation is complete what is the timing for start of construction?

Is the proposed development high density housing? How many homes or apartments per acre?

Is the proposed development low income, apparent, small homes under 1200 square feet or family residents?

Have water rights been obtained and if yes for how many homes?

Thank you in advance for your time.

Sincerely,

Richard

TsWzjFzl% B7579fy& 79FR AHmwcyfXj}yts

AHmwcyfXj}ytsE xzwuwxjf:3lt{C% wtyj?

Good evening Mr. Cutlip,

The outreach meeting will be held this Thursday, August 8th at 6:00PM at Willow Canyon HS, 17901 W Lundberg Street.

What this particular project involves is the annexation of three 55-foot-wide lots into the City of Surprise to connect to a proposed rezone of parcels to the east of the three parcels. I have a screenshot from the

county's website below. Green on the map represents City of Buckeye, brown represents City of Surprise and the grayish color represents Maricopa County. The parcels to east are going to be rezoned from Rural Residential (RR) to Residential Low Density (R-1) and to Residential Medium Density (R-2). There was an outreach meeting for that proposed rezone last year however it has not gone to Planning and Zoning or City Council as of yet. I am unsure of the timelines however that may be something the applicant, Mark Reddie from RVI can answer for you. Here is his contact information: (480) 994-0994, mrcceddie@rviplanning.com.

Yes, the entire development will be located within the City of Surprise. I hope this email answered all your questions if not please feel free to reach out and I hope to see you at the meeting.

<image001.png>

Best,

Chris Sexton, Planner II

City of Surprise|Community Development

16000 N. Civic Center Plaza|Surprise, AZ 85374

Office: 623.222.3134| Fax: 623-222-3001

<image002.png>

From: Richard Cutlip <[REDACTED]>
Sent: Monday, August 5, 2024 5:40 PM
To: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Cc: Richard Cutlip <[REDACTED]>
Subject: FS24-0623 Development Project Neighborhood Meeting

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good evening Christina,

I would like to request any additional details on the proposed development FS24-0623. Exactly what is being proposed by the developer and proposed time line. Will the entire development be in the City limits of Surprise.

When is the exact date, time and location of the public meeting?

Thank you in advance.

Richard Cutlip

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

<image002.png>

<image001.png>

Jessica Miller

From: Mark Reddie
Sent: Wednesday, August 7, 2024 2:20 PM
To: [REDACTED]
Cc: Jessica Miller
Subject: FW: Case FS24-0623, Mr Mark Reddit
Attachments: RVi-5514-FIGURE 5 - REGIONAL TRANSPORTATION PLAN-NW SURPRISE reduced.pdf; RVi-3609-ANNEXATION-200 SCALE.pdf; RVi-3609-ANNEXATION-400 SCALE.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mr. Shipman, my name is Mark Reddie, and we are the Applicant on the Annexation case you recently received a neighborhood meeting notice for. I am happy to assist with any questions you may have.

I have attached three exhibits that may help you better understand our annexation request. We are working with the City of Surprise on a rezoning for 295 acres of land called Surprise 295. The first exhibit, called Figure 5, Regional Transportation Plan, shows the property we are working on near the western (left) edge of the exhibit, labeled Surprise 295, FS23-0350.

The second and third exhibits show the areas we are requesting to be annexed into the City of Surprise. This strip represents 55' that was originally planned for a County Road. We are proposing to abandon that road alignment from within the County and annex the 55' strip into the City of Surprise to be part of our development project.

The zoning would ultimately allow for homes consistent with what exists immediately to the west within Festival Foothills in Buckeye.

The timing of the Annexation is based on State requirements, but will likely be before the City Council for approval in the next 3-4 months.

If you have further questions, feel free to reach out. Thanks and hope to clarify your questions.

Mark Reddie
Managing Principal / Vice President
RViPlanning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.292.1685 Mobile • 480.586.2349 Direct • 480.994.0994 Main
<https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.rviplanning.com%2F&data=05%7C02%7Cjmiller%40rviplanning.com%7C515c1847fe2c4ca8b50c08dcb726bffe%7Ce30a316f66584c4d89402255dcac397f%7C1%7C0%7C638586624315890873%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=29HhrZyHmJCDIKfngjGtEETifbdxqWgKxD6veiLgPG0%3D&reserved=0>
-----Original Message-----

-----Original Message-----

From: michael shipman [REDACTED]
Sent: Wednesday, August 7, 2024 9:50 AM
To: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: Re: Case FS24-0623, Mr Mark Reddit

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Thank you for the information. I've reviewed the parcels on the Maricopa County site and certainly have other questions but I am not available to attend the meeting. Will notes be taken and published relative to any public comments and also the developers presentation and comments?

Is there a formal proposal that's been presented that the public could view?

What is the date the city might approve the annexation and is there a link to the information and the schedule of timing?

Best Regards,
Michael Shipman
Email: [REDACTED]

Sent from my iPad

> On Aug 7, 2024, at 9:05 AM, Christina Sexton <Christina.Sexton@surpriseaz.gov> wrote:

>

> Good morning,

>

> The parcels numbers for the annexation are the following:

>

> 503-83-022H

> 503-82-001A

> 503-82-016

>

> Tomorrow night is an outreach meeting which will be held by the applicant, however city staff will be in attendance as well.

>

> If you need any additional information please feel free to reach out.

>

> Best,

>

>

>

> Chris Sexton, Planner II

> City of Surprise | Community Development

> 16000 N. Civic Center Plaza | Surprise, AZ 85374

> Office: 623.222.3134 | Fax: 623-222-3001

>

>

>

>

> -----Original Message-----

> From: michael shipman [REDACTED]

> Sent: Wednesday, August 7, 2024 8:39 AM

> To: Christina Sexton <Christina.Sexton@surpriseaz.gov>

> Subject: Case FS24-0623, Mr Mark Reddit

>

> ***The e-mail below is from an external source. Please do not open
> attachments or click links from an unknown or suspicious origin.***

>

>

> Can you kindly point me to the Maricopa County Tax parcel number and other information relating to this public
hearing tomorrow under Case #FS24-0623?

>

>

> Best Regards,

> Michael Shipman

> Email: [REDACTED]

>

>

> Sent from my iPad

>

> This e-mail and any accompanying files transmitted are intended solely
> for the use of the individual or entity to whom they are addressed; if
> you have received this e-mail in error please delete it and notify the
> sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
> 0.1

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they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under
Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

AFFIDAVIT OF POSTING

Application No:

FS24-0623 Surprise 295 Annexation

Applicant Name:

RVI Planning

Location:

N & E of NEC of Beardsley Pkwy & Canyon Springs Blvd

Date Site Posted:

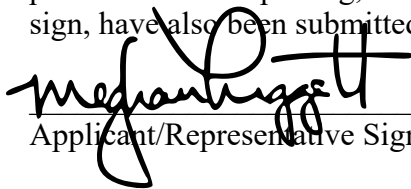
11/21/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

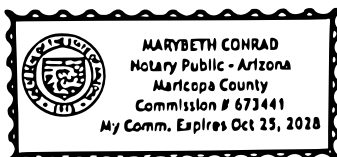


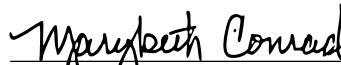
Applicant/Representative Signature

November 21, 2024

Date

This instrument was acknowledged before me on 11/21/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.





Notary Public

10-25-28

My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: August 8, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
17901 W Lundberg St.
Surprise, AZ 85388

City Council #1 Annexation Hearing (Intent to Annex)

Date: January 7, 2025

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council #2 Annexation Hearing (Blank Petition)

Date: February 4, 2025

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council #3 Annexation Ordinance (Vote to Approve or Deny)

Date: March 4, 2025

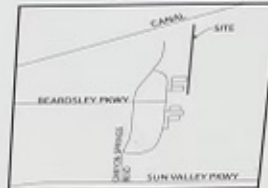
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Project Name: Surprise 295 Annexation Case Number: FS24-0623

Project Description: Annexation of two (2) parcels of land approximately 5.41 acres of unincorporated land into the City of Surprise generally bounded by Central Arizona Project (CAP) Canal to the north, future 251st Avenue alignment to east, the existing power lines to the south, and the City of Buckeye to the west.

For more information, call: 623-222-3011
www.Surpriseaz.gov



November 21, 2024 at 11:30 AM
+33.682234,-112.599746
North 251st Avenue
Surprise AZ 85396
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: August 8, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
17901 W Lundberg St.
Surprise, AZ 85388

City Council #1 Annexation Hearing (Intent to Annex)

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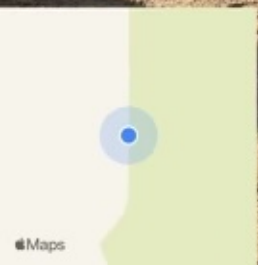
For more information, call: 623-222-3011
www.Surpriseaz.gov



November 21, 2024 at 11:30 AM
+33.682234 -112.599746
North 251st Avenue
Surprise AZ 85396
United States



November 21, 2024 at 11:04 AM
+33 682248 -112 599691
North 251st Avenue
Surprise AZ 85396
United States



Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: August 8, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
17901 W Lundberg St.
Surprise, AZ 85388

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Date: January 7, 2025

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Location: Surprise City Hall
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16000 Civic Center Plaza
Surprise, AZ 85374

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Date: March 4, 2025

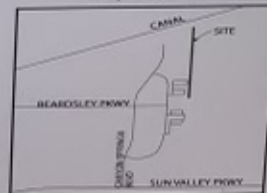
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Project Name: Surprise 295 Annexation Case Number: FS24-0623

Project Description: Annexation of two (2) parcels of land approximately 5.41 acres of unincorporated land into the City of Surprise generally bounded by Central Arizona Project (CAP) Canal to the north, future 251st Avenue alignment to east, the existing power lines to the south, and the City of Buckeye to the west.

For more information, call: 623-222-3011
www.Surpriseaz.gov



November 21, 2024 at 10:45 AM
+33.679222, -112.608274
25901 W Firehawk Dr
Surprise AZ 85396
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: August 8, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School
17901 W Lundberg St.
Surprise, AZ 85388

City Council #1 Annexation Hearing (Intent to Annex)

Date: January 7, 2025
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council #2 Annexation Hearing (Blank Petition)

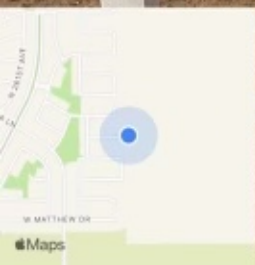
Date: February 4, 2025
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

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Date: March 4, 2025
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Project Name: Surprise 295 Annexation **Case Number: FS24-0623**
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For more information, call: 623-222-3011
www.Surpriseaz.gov



November 21, 2024 at 10:44 AM
+33.679222,-112.608274
25901 W Firehawk Dr
Surprise AZ 85396
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: August 8, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
17901 W Lundberg St.
Surprise, AZ 85388

City Council #1 Annexation Hearing (Intent to Annex)

Date: January 7, 2025

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council #2 Annexation Hearing (Blank Petition)

Date: February 4, 2025

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council #3 Annexation Ordinance (Vote to Approve or Deny)

Date: March 4, 2025

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Project Name: Surprise 295 Annexation Case Number: FS24-0623

Project Description: Annexation of two (2) parcels of land approximately 5.41 acres of unincorporated land into the City of Surprise generally bounded by Central Arizona Project (CAP) Canal to the north, future 251st Avenue alignment to east, the existing power lines to the south, and the City of Buckeye to the west.



For more information, call: 623-222-3011
www.Surpriseaz.gov

November 21, 2024 at 10:17 AM

+33.675749 -112.608396

21101 N 259th Ave

Surprise AZ 85396

United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

City Council #1 Annexation Hearing (Intent to Annex)

City Council #2 Annexation Hearing (Blank Petition)

City Council #3 Annexation Ordinance (Vote to Approve or Deny)

Date: August 8, 2024

Date: January 7, 2025

Date: February 4, 2025

Date: March 4, 2025

Time: 6:00 P.M.

Time: 6:00 P.M.

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Time: 6:00 P.M.

Location: Willow Canyon High School
17901 W Lundberg St.
Surprise, AZ 85388

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

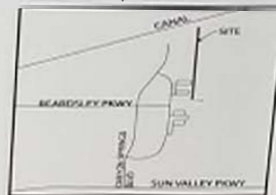
Location: Surprise City Hall
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For more information, call: 623-222-3011
www.Surpriseaz.gov



November 21, 2024 at 10:16 AM
+33.675749, -112.608396
21101 N 259th Ave
Surprise AZ 85396
United States

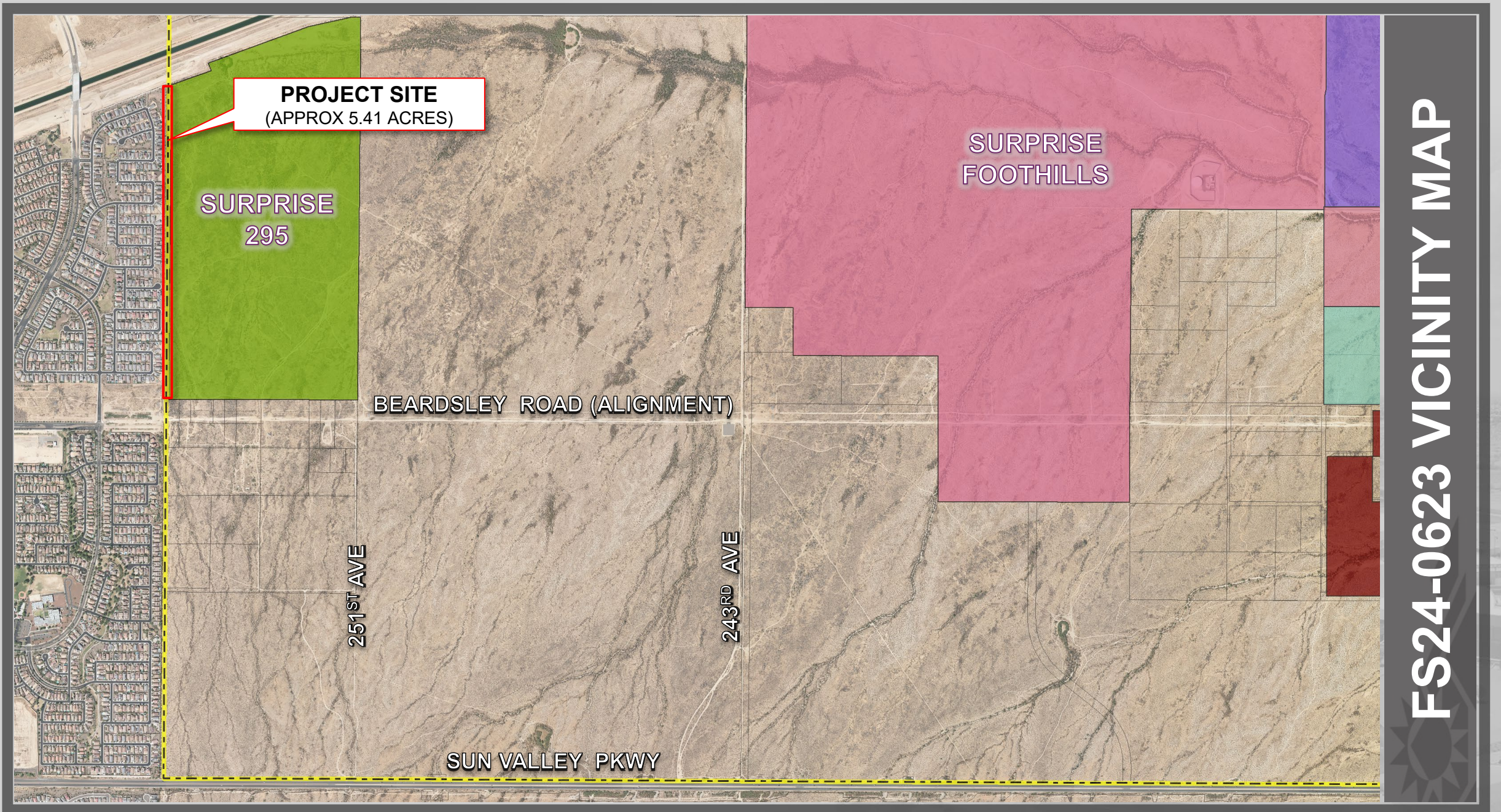
FS24-0623

Surprise 295 – Annexation

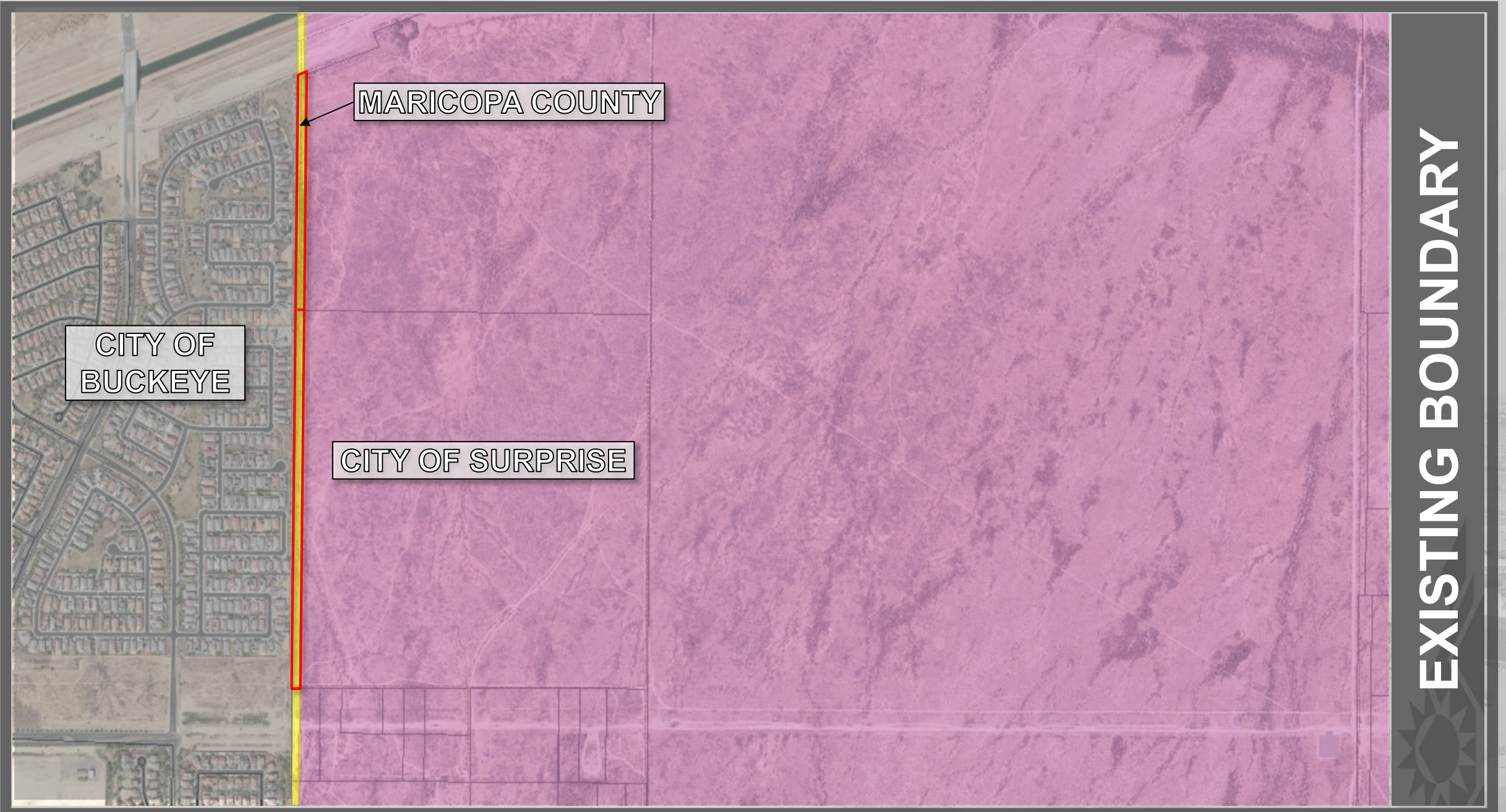
City Council
March 4, 2025



SURPRISE
ARIZONA



FS24-0623 VICINITY MAP

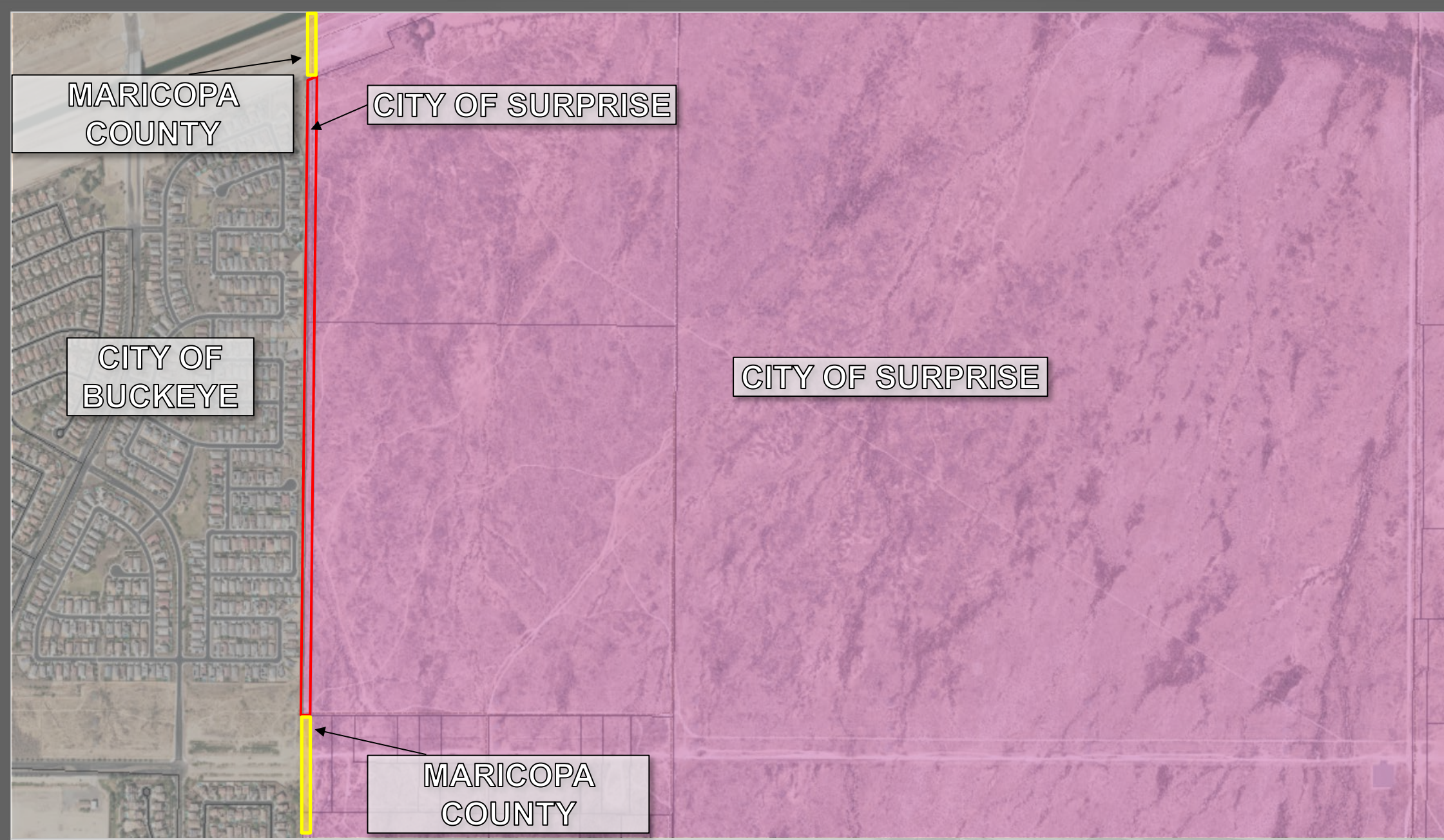


MARICOPA COUNTY

CITY OF
BUCKEYE

CITY OF SURPRISE

EXISTING BOUNDARY



MARICOPA
COUNTY

CITY OF SURPRISE

CITY OF
BUCKEYE

CITY OF SURPRISE

MARICOPA
COUNTY

PROPOSED ANNEXATION

Annexation Steps

Resolution for the Intent to Annex: ✓

- City Council meeting – January 7, 2025

File Blank Petition: ✓

- Begins 30-day waiting period
- Reach out to County Assessor and Dept of Revenue
- January 13, 2025 - Petition filed

Public Hearing (Discussion Only): ✓

- City council holds public hearing to discuss the annexation
 - Held in the last 10 days of the 30-day waiting period

Obtain signatures on annexation petitions ✓

City Council hearing for annexation ordinance ← Tonight

Outreach Meeting

- **Date: August 8, 2024**
- **Location: Willow Canyon High School**
- **Attendance: 9**
- **Questions: overall Surprise 295 project, access, annexation process**

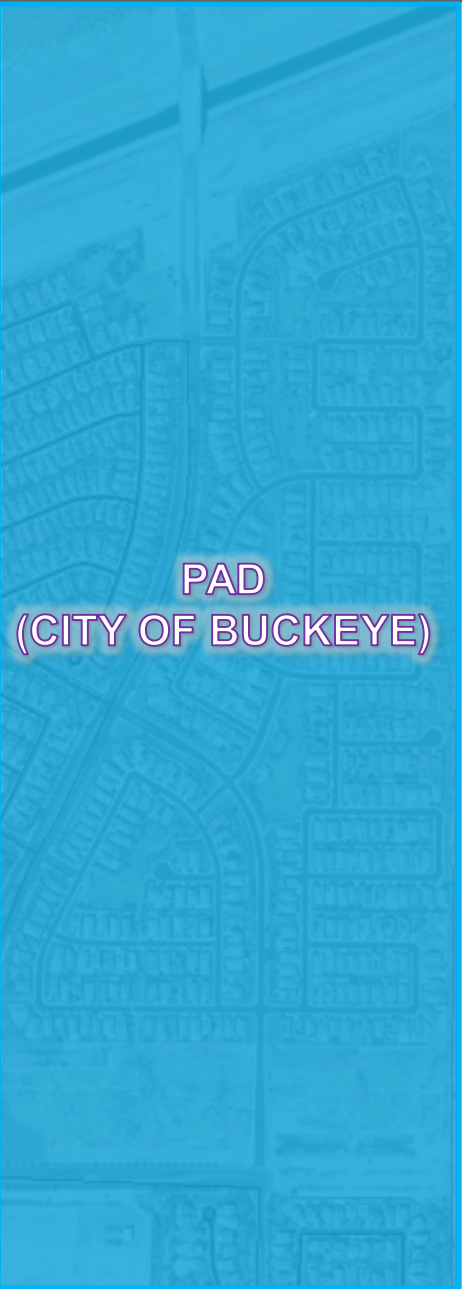
RU-43
(MARICOPA
COUNTY)

PAD
(CITY OF BUCKEYE)

RU-43
(MARICOPA
COUNTY)

RURAL
RESIDENTIAL
(RR)

PRE-ANNEXATION ZONING



PAD
(CITY OF BUCKEYE)

RURAL
RESIDENTIAL
(RR)



POST-ANNEXATION ZONING

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: March 4, 2025

Contact Person: Kiran Guntupalli, City Traffic
Engineer, Albert Garcia

Submitting Department: Transportation

District: Citywide

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

Bell Road Update

Motion:

None, this item is for information and discussion only.

Background:

Bell Road is the city's major arterial east/west connection. It averages 45,000 vehicle trips each day and provides connectivity to Loop 101 for many residents. Additionally, there are numerous commercial/retail developments along the corridor, making it challenging from a transportation access management standpoint.

Objective Analysis:

At the request of City Council, staff looked at the Bell Rd corridor within the city and have identified areas of congestion that routinely cause backups and impact the efficiency of Bell Rd. Staff will provide some history of the corridor, information on how the adaptive signal technology impacts Bell Rd, and some possible improvements for consideration by City Council.

Policy Compliant:

This item is compliant with all City Council and Citywide policies and procedures.

Financial Impact:

None, this item is for information and discussion only.

Budget Impact:

None, this item is for information and discussion only.

FTE Impact:

None, this item is for information and discussion only.

ATTACHMENTS:
