



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, March 18, 2025 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
Mayor Sartor called the Regular Council Meeting of March 18th, 2025 to order at 6:00 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
Mayor Sartor 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, thanked Assistant Director of Community Development, Tiffany Copp, for her work in testifying on Sober Living Homes at the state legislation.
- F. City Clerk Report
- 4. Reports
- 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
- 1. Consideration and action to approve the March 4th, 2025 Regular City Council Meeting Minutes; and March 4th, 2025 Regular City Council Work Session Minutes
- 6. REGULAR AGENDA ITEM - PUBLIC HEARING:

2. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 329402, requested by Ryan Witner Anderson, for Target #2915 for Series 10 Liquor License. Target #2915 is located at 14101 N Prasada Parkway Surprise, AZ 85388.

Motion: To Approve

Initiated By: Patrick Duffy

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

3. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 328360, requested by Andrea Dahlman Lewkowitz, for Shake Shack #1517 for Series 12 Liquor License. Shake Shack #1517 is located at 16470 W Waddell Rd, AZ 85338.

Motion: To Approve

Initiated By: Patrick Duffy

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

4. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 329050, requested by Perry Charles Huellmantel, for Quiktrip #1413 for Series 10 Liquor License. Quiktrip #1413 is located at 13931 W Greenway Rd Surprise, AZ 85379.

Motion: To Approve

Initiated By: Jack Hastings

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

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

5. Consideration and action pertaining to approval of a lease agreement with SimonCRE for 10 years in the approximate amount of \$174,000 annually at Elm Street at Surprise City Center for the purposes of a new community small business services storefront operation.

Economic Development Director, Jeanine Jerkovic, and Economic Development Project Manager, Brian Sandusky; came to present this item. She talked about the Lease Agreement Overview. Brian gave a brief recap of the facility, he talked about the Background. Jeanine talked about past business surveys and how they weighed in on the current business model. Brian talked about formulating the strategies, he also talked about the additional details of the old

property, Updated Services, and the potential new name. Brian further talked about the additional details. Jeanine talked about the timing of the project,

Vice-Mayor Hastings, talked about the City supporting small businesses.

Councilmember Melton, asked what the difference is between the new and old model and if the City is still leasing space? Brian said they won't have the licensee model but more of a co-working meeting space. Councilmember Melton asked if the fee schedule has been set yet? Brian said they were working on it still.

Councilmember Greenberg, asked about the triple net lease (utility, taxes, and insurance) and where that estimates into the cost? Mike Hoover said the \$174,000 includes the triple net. Councilmember Greenberg talked about teaching young people about businesses; Brian said they were connecting people of all ages and groups and would love to have high schools involved.

Councilmember Judd, asked how the curriculum was going to work? Brian said they had a group of professionals helping them set it up. Councilmember Judd asked if the curriculum would be different if someone brought in a business that was running? Brian talked about working on it and executing it. Councilmember Judd asked about the cost? Brian said they were looking at a nominal fee for facilities. Jeanine said that anyone could walk in to get information and elevate their business with a fitness model. Brian said that if someone isn't generating a revenue that that model would look differently. Councilmember Judd said that he liked the concept and involving local high schools.

Councilmember Haney, said that he appreciated the passion being brought forth on this project. He said the goal is to be a launch pad and not a landing.

Councilmember Greenberg, asked if this is going to be linked to the website or it's own website? Jeanine said that currently the Techcellerator has it's own website and likely Spark Surprise would as well. Councilmember Greenberg asked if it would be a .Gov website? Jeanine said it would not.

Mayor Sartor, said he supports small business.

Motion: To Approve
Initiated By: Chris Judd
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

6. Presentation and discussion pertaining to the FY2025 Financial Status Report through December 2024.

Chief Financial Officer, Andrea Davis, came to present this item. She talked about the Sources Category Examples, FY25 General Fund Sources, and FY25 General Fund Uses.

- H. Call To The Public
- I. Other Business and Future Agenda Items
- J. City Council Reports

Councilmember Haney, talked about his recent trip to Washington DC with Councilmember Melton, and Mayor Sartor. He talked about his upcoming Community Meeting.

Councilmember Greenberg, talked about going to the Actor's Playground. He talked about going to AZ Tadtions for a Straight Tee golfing event. He also talked about his upcoming community meetings.

Councilmember Duffy, had nothing.

Councilmember Melton, talked about going to DC as well and how productive the meeting was. He talked about his upcoming meeting getting canceled and being moved to a bigger meeting.

Vice-Mayor Hastings, talked about the education appreciation event. He also talked about upcoming discussions about the Vista.

Councilmember Judd, talked about his upcoming community meeting.

Mayor Sartor, talked about his trip to DC and his experience with the trip. He also talked about the out of the park music festival.

K. Executive Session

8. Executive Session Items

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: Nick Haney

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 6:50 PM



Kevin D. Sartor, Mayor

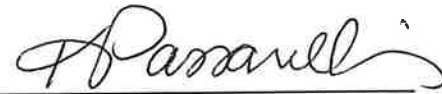
ATTEST:

A handwritten signature in cursive script, reading "Passarelli", written in black ink.

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, March 18, 2025.**

A handwritten signature in cursive script, reading "Passarelli", written in black ink.

Kristi Passarelli, City Clerk