



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 1, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of April 1st, 2025 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Jerry Henige led the 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

The City of Surprise Tot Time Students led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

Mayor Sartor declared that it was Fair Housing Month.

Mayor Sartor declared that it was Water Awareness Month.

E. City Manager Report

2. City Manager sub-text

3. Reports

City Manager, Bob Wigenroth, recognized Public Works Director, Kristin Tytler, for being named one of the top ten leaders of the year for Public Works.

Bob also acknowledged the achievements of the City Audit Team for receiving a pass rating recently.

City Manager, Bob Wigenroth, presented Shelby Fenwick. Shelby introduced the Student Youth Council members.

Kayla Vargas, Valley Vista High School

Alice Baughman, Dysart High School

F. City Clerk Report

4. Reports

1. Consideration and action to approve the recommendation for appointment of Madelyn Pritchard to fill the vacancy on the Judicial Selection Advisory Commission, term expiration on June 30, 2025.

Motion: To Approve

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 approve the recommendation for appointment of Annie Ansel to fill the vacancy on the Library Advisory Commission, term expiration on June 30, 2027.

Motion: To Approve

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 approve the recommendation for appointment of Charles Manuel to fill the vacancy on the Veterans Disability & Human Services Commission, term expiration on June 30, 2025.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Earle Greenberg

Yes: None

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 March 18th, 2025 Regular City Council Meeting Minutes
5. Consideration and action pertaining to approval of the Amendment to the Intergovernmental Agreement (IGA) between the City of Surprise, the City of Glendale, the City of Peoria, the City of Avondale, and the Maricopa County Community College District for joint public safety training and intergovernmental cooperation in public safety areas by adding the City of El Mirage as a party; Resolution #2025-33
6. Consideration and action pertaining to acceptance of two funding awards from the Banner University Family Care Community Reinvestment funding program and approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$100,000 to support the operation of a community paramedicine program and community outreach events; Resolution #2025-28.

7. Consideration and action pertaining to the renewal and acceptance of the agreement with the U.S. Department of Justice Drug Enforcement Administration for overtime expenses and approval of a fiscal year 2025 budget amendment moving budget in the amount of \$43,500; Resolution 2025-36; RFLS 9946.
8. Consideration and action pertaining to the immediate formation of a lighting improvement district known as SU-SURPRISEFOOTHILLS219 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution No. 2025-30.
9. Consideration and action declaring to enlarge an existing lighting improvement district known as City of Surprise, Arizona, SU-DESERTCOVE184 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2025-31
10. Consideration and action pertaining to an amendment to the Intergovernmental Agreement with Maricopa County, approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$115,000, approval of an amendment to the Fiscal Year 2025 Contract Award Authority List, and approval of the addition of one full-time equivalent position; Resolution #2025-34.
11. Consideration and action pertaining to the approval of the Memorandum of Understanding between Maricopa County and the City of Surprise to complete facility improvements to the Surprise Community & Resource Center; Resolution 2025-35.
12. Consideration and action pertaining to the approval of Amendment No. 1 to the Subaward/Funding Agreement with the Housing Authority of Maricopa County in support of affordable senior housing in the City of Surprise; Resolution 2025-23.
13. Consideration and Action on approving a Sewer Line Easement from Courtland Homes Inc. and Austin Ranch, LLC, east of Citrus and north of Pinnacle Peak Roads, for the ongoing development of North Copper Canyon.
14. Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from Langley Partners Investments, LLC for right of way along Jomax Road east of 163rd Avenue.
15. Consideration and Action on accepting a Temporary Drainage Easement from Langley Partners Investments, LLC north of Jomax Road, west of 163rd Avenue.
16. Consideration and Action pertaining to acceptance of a Waterline Easement from SimonCRE Asante, LLC, near 163rd Avenue and Pat Tillman Boulevard.
6. REGULAR AGENDA ITEM - PUBLIC HEARING:
17. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 328744, requested by Richard Scott Teel, for

Red Lobster Hospitality LLC for Acquisition of Control. Red Lobster is located at 13709 W Bell Rd Surprise, AZ 85374.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Patrick Duffy

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

Vote Result: Passed

18. Consideration and Action abandoning approximately 172,079 square feet of right of way comprised of West Sara Bass Place and North 176th Avenue, east of Citrus Road and north of Pinnacle Peak Road; Resolution 2025-29.

Community Development Director, Lloyd Abrams, came to present this item. He talked about the Vicinity Map and Exhibit.

Councilmember Haney, asked for clarification of the action being taken. Lloyd confirmed it was just to abandon the right of way.

Motion: To Approve
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

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

20. Presentation and discussion on the Vista Center for the Arts Market Feasibility Study and Business Plan.

Bob Wigenroth, Julie Akerly, Kendra Pettis, and Andrea Davis came to present this item.

Councilmember Judd, talked about the history of this item, and the people who were there to support it.

Benton Delinger, from Theater DNA came to talk to council. He introduced Alex Hargis. They talked about the Market Conditions & Needs Assessment, Past Presenting Program Success, Stakeholder Roles, Establishing Presenting Division, Financial Investment, and Transition Timeline.

Vice-Mayor Hastings asked if the students will still have access to the Vista? Julie said it was a clear priority to have education available there. Vice-Mayor Hastings then talked about the potential cost recovery. He further talked about the history of the building and the reason why it was built.

Councilmember Melton asked who would be booking the shows? Julie said it would be the City.

Councilmember Melton asked who within the City that would be? Julie said there would be a presenting manager, and that they would have to be hired. Councilmember Melton then asked about the stakeholders and how reliable those stakeholders were. City Manager, Bob Wigenroth, talked about the history of this project and how he felt confident about any future developments.

Councilmember Greenberg, asked about the Profit and Loss and if it included concessions? Alex said that the numbers presented did include concessions. Councilmember Greenberg then asked about the cost recovery and the timeline? Andrea confirmed that by year five they would expect it to start recovering. Councilmember Greenberg then asked about having a touring show park at the theater and potential conflict with the school schedule? Alex talked about the potential usage schedule and the availability the schedule would have. Councilmember Greenberg then asked about an LED wall and if the City could strike a deal with the Church which owns the LED wall? Julie said they would be exploring a lot of possibilities in the future.

Councilmember Duffy talked about the relationship between the City and the School Districts. He talked about keeping a variety of services within the City.

Councilmember Haney asked about hiring FTE's and if it was dependent on the growth of the facility? Julie talked about the need of keeping FTE's regardless of the number of shows. Councilmember Haney said it isn't necessarily based on demand and that he wanted to make sure that any employees hired would be put to work effectively. Councilmember Haney then asked about the cost of creating something similar down the road from scratch? Benton talked about the expense for something new. Councilmember talked about community feedback and asked about the demographics? Alex said they had reached out to multiple groups and their interests, he confirmed that there is a demand across generations for such a facility. Alex also talked about the size and limitations faced with smaller facilities. Councilmember Haney said he liked the idea of investing the quality of life offered for residents.

Councilmember Judd talked about quality of life and the investment that the City puts towards residents. He thanked everyone for their involvement. He also talked about sales tax impacting this.

Mayor Sartor talked about coming together for the betterment for the entire City.

19. Consideration and action pertaining to authorizing the exchange of three (3) acres currently owned by the City of Surprise with three (3) acres of adjacent property currently owned by Asante Development Partners, LLC ("ADP"); and Asante Development Partners, LLC agreeing to sell two (2) additional acres of ADP Property, to the City, and establishing an effective date. Ordinance # 2025-06, RFLS 8465.

Deputy Police Chief, Charles Morin, came to present this item. He talked about the Police Substation, Overall Site, What's been done already, and Next Steps.

Councilmember Haney, asked if the land swap goes through when would the project be completed? Chief Morin said it would be FY 27. Councilmember Haney asked assets would be ran out of the substation? Chief Morin said they were hoping to have about 60 officers, and Animal Control. Councilmember Haney talked about the proximity to the Fire Station and his excitement for the development.

Councilmember Melton, talked about the location and design, and the benefit of having animal control out there.

Mayor Sartor said that he liked the development as well.

Motion: To Approve
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

H. Call To The Public

I. Other Business and Future Agenda Items

J. City Council Reports

Councilmember Haney talked about the Out of the Park Music Festival and how well it well, he thanked staff for their efforts. He also talked about his community meeting. He asked about getting more information about the community paramedic program.

Councilmember Greenberg talked about his upcoming district meeting. He also talked about USA today ranking the Surprise Stadium as number one.

Councilmember Duffy talked about the Out of the Park Music Festival. He also talked about his upcoming meet and greet.

Councilmember Melton talked about touring the Arizona Charter Academy with the Mayor. He also talked about visiting the City of Goodyear. He talked about a ribbon-cutting ceremony that he did recently for a pharmacy. He also talked about his upcoming district meeting and Founder's Day.

Vice-Mayor Hastings talked about the Vista presentation. He also talked about all the opportunities coming up for the City.

Councilmember Judd thanked Kendra for her work on the recent festival. He also talked about going to the Maricopa County Flood Control Advisory Board Meeting. He also talked about his upcoming district meeting.

Mayor Sartor talked about the Spring Training season. He also talked about the Fire Department getting accreditation, and upcoming events. He also recognized Kristin Tytler for her recent achievements.

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

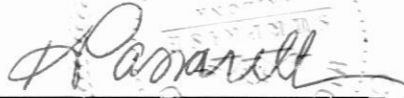
Vote Result: Passed

Meeting adjourned at 7:40 PM



Kevin D. 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, April 1, 2025.**



Kristi Passarelli, City Clerk