



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, June 17, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of June 17th, 2025 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Lisa Gomez, led in 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

Shadow Ridge Engineering Program, led in the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

Mayor Sartor acknowledged the Shadow Ridge High School Engineering team achievements.

2. Mayoral Proclamation to WESTMARC

Mayor Sartor proclaimed June 23rd as WESTMARC day.

E. City Manager Report

City Manager, Bob Wigenroth, introduce Ashley Ware to present the Library Card Design Contest Winners.

Adult Winner - Jennifer Jermolowicz

Teen Winner - Emma Amaro

Youth Winner - Emma Cruz

Librarian Choice - Payton Perry

Mayor Choice - Kendal Uhl

Memorian Design - Desiree Lenning

3. City Manager sub-text

4. Reports

F. City Clerk Report

5. Reports

G. Regular City Council Meeting Agenda

6. 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 June 3rd Work Session, Special Meeting, and Regular Meeting Minutes; and June 4th City Council Retreat Meeting Minutes.
2. Consideration and action pertaining to adoption of an amendment to the Land Use Assumptions and Infrastructure Improvements Plan pursuant to A.R.S. 9-463.05(D)(10); Resolution #2025-64.
3. Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County, accepting grant funding, approving a Fiscal Year 2025 budget amendment moving budget in the amount of \$386,100 for Community Action Program Services 2026, and an addition to the Fiscal Year 2025 Contract Awarding Authority List; Resolution #2025-79.
4. Consideration and action pertaining to approval of Intergovernmental Agreement (IGA) between the City of Surprise and Regional Public Transit Authority (RPTA) for Fiscal Year 2026 Transit Services; Resolution #2025-84.
5. Consideration and action pertaining to approval of a Grant Agreement between the City of Surprise and the City of Phoenix for Section 5310 Federal Transit Administration Funds to operate the City's WeRIDE Microtransit program; approving a Fiscal Year 2025 budget amendment moving budget of \$114,500, and an addition to the Fiscal Year 2025 Contract Awarding Authority List; Resolution #2025-83.
6. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$250,000 from Contingency in the Water Utility Capital Fund to Services in the Water Operations Fund, due to overages related to electricity; Resolution #2025-82.
7. Consideration and action on Resolution No. 2025-87, a Resolution of the Mayor and Council of the City of Surprise, Arizona to accept the Land Use License with the Maricopa County Municipal Water Conservation District Number One (MWD) for a Municipal Utility Crossing for the Beardsley Canal at Bell Pointe Blvd.
8. Consideration and action on Resolution No. 2025-88, a Resolution of the Mayor and Council of the City of Surprise, Arizona to accept the Land Use License with the Maricopa County Municipal Water Conservation District Number One (MWD) for a Municipal Utility Crossing for the Beardsley Canal at 163rd Avenue.
9. Consideration and action pertaining to authorizing acceptance of a grant award from the Arizona Department of Administration for Next Gen 9-1-1, approving a Fiscal Year 2025 budget amendment moving budget in the amount of \$180,000, and amending the Fiscal Year 2025 Contract Awarding Authority list by creating #25123; Resolution #2025-85.
10. Consideration and action pertaining to authorizing the modification to the Memorandum of Understanding with the U.S. Department of Justice, U.S. Marshals Service and approval of a Fiscal Year 2025 budget amendment reducing budget in the amount of \$2,000 for overtime expenses; Resolution #2025-89.

11. Consideration and action pertaining to the acceptance of the FY2026 Dysart Unified School District No. 89 Intergovernmental Agreement; Resolution 2025-73.
12. Consideration and action pertaining to the acceptance of the FY2026 Nadaburg Unified School District No. 81 Intergovernmental Agreement For SRO; Resolution 2025-81.

7. REGULAR AGENDA ITEM - PUBLIC HEARING:

13. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 315342, requested by Jared Michael Repinski, for Best Western Plus Surprise Phoenix - NW for Series 07 Liquor License. Best Western Plus Surprise Phoenix - NW is located at 13337 W Grand Ave, Surprise, AZ 85374.

Motion: To Approve
Initiated By: Johnny Melton
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

14. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 346604, requested by Amber Letish Postel, for Towneplace Suites and Fairfield Inn & Suites for Series 11 Liquor License. Towneplace Suites and Fairfield Inn & Suites is located at 13430 N 163rd Dr, 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

15. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 348765, requested by Mario Angelo Rana, for Osteria Mia for Series 12 Liquor License. Osteria Mia is located at 16853 N 145th Ave, Surprise, AZ 85374.

Vice-Mayor Hastings, talked about the development of local businesses.

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

16. Consideration and action pertaining to a Rezone of approximately 295 gross acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3), on four (4) parcels generally located north of the northwest corner of 251st Avenue and Beardsley Road. FS23-0350.

Planner, Chris Sexton, came to present this item. She talked about the Vicinity Map, Existing Zoning, Proposed Zoning, General Plan Map, Conceptual Lotting Plan, Conceptual Open Space, Roadway Network, Citizen Outreach, and Recommendation.

Councilmember Haney, asked about the resident's concerns about access and if it was addressed? Jeff Blilie with Gilbert Blilie said they would build 251st, as well as a traffic signal. He talked about the roadway network, and infrastructure development. Councilmember Haney asked about the development standards and desert rural overlay? Jeff said they weren't near that location. Councilmember Haney, asked to make sure the infrastructure would be built before further development is made. Jeff said they would be paying to build the infrastructure before anything is built. Councilmember Haney talked about the importance of smart growth.

Mayor Sartor, thanked staff for their collaboration on this project.

Motion: To Approve

Initiated By: Nick Haney

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

17. Consideration and action pertaining to a rezone of approximately 2.39 gross acres from Rural Residential (RR) to Community Commercial (C-2), for a site generally located on the northeast corner of 163rd Avenue and Jomax Road. Case #FS24-0762.

Planner, Chris Sexton, came to present this item. She talked about the Vicinity Map, Zoning Map, Proposed Changes, Development Standards, General Plan, Community Outreach, and Recommendation.

Dodge Marshal, Surprise Resident, came to voice their concerns over the proposed development.

City Clerk, Kristi Passarelli, read Charlene Kroening's public comment about their concerns regarding the development.

City Clerk, Kristi Passarelli, read Gina Johns' public comment about their concerns regarding the development.

Chad Weiss, a Surprise Resident, left comments opposed to the development.

Denyse Scarberry, a Surprise Resident, came to voice her concerns over recent events.

City Clerk, Kristi Passarelli, read Dan Zamorano's public comment about their concerns regarding the development.

Brennan Ray, came on behalf of the applicant. He talked about the location of the project and proposed purpose. He talked about addressing security concerns, potential design, police cooperation, lighting, and potential design.

Councilmember Melton, asked about any recorded gas leaks within the last 20 years? Brennan said he doesn't know off hand but that there are strict requirements for underground storage leaks.

Vice-Mayor Hastings, talked about resident concerns for the location. He asked what kind of data was used to determine this location? Brennan talked about time management and traffic patterns that helped determine the location. Vice-Mayor Hastings, talked about comparing location to what it is currently. He asked what could happen if the location was voted against? Brennan said that commercial uses would be likely. Vice-Mayor Hastings talked about the need for planning ahead.

Councilmember Haney, talked about his constituents showing up and voicing their opinions. He talked about the safety concerns for the location, he asked about the designs and collaboration with public safety? Brennan said that there could be a potential authority to arrest agreement to model after phoenix. He talked about other safety concerns. Councilmember Haney, talked about the proximity of the Circle K's being developed in the area? Brennan said it was related to traffic patterns. Councilmember Haney asked what would happen with the zoning if it's not approved as a circle K and if it shuts down?Chris said the zoning would remain as C2. Councilmember Haney asked about the balance of lighting for safety and concerns for light pollution. Brennan talked about using the lighting for ingress and egress and for safety. He said the lighting would be designed to point to the ground. Councilmember Haney asked about the closest neighbors to the site? Brennan said there would be commercial to the east and to the north. He said the closest residence would be to the southeast. He said that Jomax would be six lanes. Councilmember Haney asked if the intersection would be developed before the site? Brennan said that they would be working for the right of way. Councilmember Haney talked about the rezoning process. He talked about problems in general and that Circle K has a negative connotation. He said he liked how those concerns were being addressed. Councilmember Haney talked about the potential for commercial zoning.

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

8. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

18. Consideration and action pertaining to approval of the Agreement between the Greater Phoenix Economic Council (GPEC) and the City of Surprise for the Fiscal Year 2026 in the amount of \$81,249; Resolution 2025-86.

Economic Development Director, Jeanine Jerkovic, came to present this item. She introduced Chris Camacho, and Scott Phillips. She talked about the GPEC Annual Contract, what GPEC is, the Return on Investment, and Competitive Intelligence.

Chris Camacho, came to talk about the growth of the Valley and the City.

Councilmember Melton, asked about how much of the foreign investment would impact the West Valley? Chris talked about manufacturers getting closer to customers and the competitive nature

of the region.

Vice-Mayor Hastings talked about the return on investment and bringing jobs to Surprise. He asked about the new consumer spending? Chris said that they use a model to look at consumer spending and related projects across the valley. Vice-Mayor Hastings, asked about how many residents work within the City? Jeanine said that the local employment has grown substantially. Vice-Mayor Hastings talked about these jobs being careers.

Mayor Sartor, asked about the targeted industries list and what determines the list? Chris said that depending on the maturity of the city will determine what they will target.

Motion: To Approve
Initiated By: Chris Judd
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

19. Consideration and action pertaining to the Fiscal Year 2026 grant awards for the Surprise Community Outreach Program.

Deborah Perry, presented this item. She talked about the Program Purpose, Guidelines, Overview, and Different Agencies.

Councilmember Judd, talked about process and the impact these grants have in Surprise.

Councilmember Duffy, talked about the number of applicants and the service provided to the City. He thanked everyone for their time in applying.

Councilmember Haney, talked about the process and the inspirational organizations they interviewed.

Councilmember Judd thanked staff for their work.

Motion: To Approve
Initiated By: Chris Judd
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

20. Consideration and action on accepting the Third Amendment to the Asante Development Agreement.

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

Motion: To Approve
Initiated By: Nick Haney

Seconded By: Chris Judd

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

No: None

Abstain: None

Vote Result:

21. Consideration and action pertaining to approval of a Development Agreement between the City of Surprise and Desert Trails Partners, LLC. Resolution #2025-67.

Community Development Director, Lloyd Abrams, came to present this item. He talked about Owner/Developer Obligations for Transportation, Water & Wastewater, Miscellaneous Obligations, City Obligations, and the Vicinity Map.

Councilmember Judd, asked if the City was obligated to build it? Lloyd said it was the City's Choice

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

22. Consideration and action pertaining to approval of a Development Agreement between the City of Surprise and Nobella Surprise Owner, LP. Resolution #2025-77.

Community Development Director, Lloyd Abrams, came to present this item. He talked about the Owner/Developer Obligations of Water Improvements, Wastewater Improvements, Park Infrastructure, Benefited Properties, and City Obligations.

Vice-Mayor Hastings, asked the process for development agreements and what they entail? Lloyd, talked about the change of philosophy to get away from stipulations. He said the development agreement outlines the obligations for both parties for the development. Vice-Mayor Hastings, talked about previous developments. He asked if they typically come with rezoning? Lloyd said it depends on the project.

Councilmember Judd, asked about the park and parking lot and if they're required to do it? Lloyd said they were.

Motion: To Approve

Initiated By: Nick Haney

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

23. Consideration and action pertaining to the approval of a Cell Tower Lease Agreement at Fire Station 304, Resolution #2025-91.

Brad Mecham, came to present this item. He talked about the Location, Proposed Layout, and Terms.

Vice-Mayor Hastings, talked about Cell Tower Development and how it trickles throughout the City.

Councilmember Haney, asked if Verizon would still be there? Brad said that was right. Nick asked with the approval with this lease how many were in the city now? Brad said it was number 3 in north Surprise and a few other developments throughout the City. Councilmember Haney talked about filling out cell dead spots within the City.

Motion: To Approve
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

24. Consideration and action to adopt the City Council Strategic Plan.

City Manager, Bob Wigenroth, came to present this item. He talked about the Mission Statement, and Strategic Priorities.

Councilmember Judd, thanked the Mayor for initiating the process, and how it came about.

Councilmember Melton, talked about pulling all the priorities together. He talked about the transportation priority.

Councilmember Haney, talked about the great perspective all the council brought to this process. He talked about prioritizing Public Safety and taking care of them.

Councilmember Greenberg, talked about getting the most bang for the buck with staff.

Mayor Sartor, thanked staff for their help. He talked about everyone's effort and input.

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

H. Call To The Public

Kevin James, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Tamara Ramirez-Saumell, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Patricia Davis, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Doug Maitoza, a Surprise Resident, left a statement about the discontinuation of the We Ride Program.

Linda Varnes, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

David Mills, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Alexis Estrada, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Christopher Robinson, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Todd Herberg, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Kristopher Grams, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Catherine Rieman, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Patricia Hayes, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Jacqueline Rausch, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Kathleen Honne, a Surprise Resident, came to talk about the discontinuation of the We Ride Program.

Alex Christ, a Surprise Resident, came to talk about current events and the development of the City.

I. Other Business and Future Agenda Items

J. City Council Reports

Councilmember Haney, thanked everyone for showing up to say their opinions.

Councilmember Greenberg, had nothing to report.

Councilmember Duffy, talked about future community meetings.

Councilmember Melton, thanked everyone who appeared tonight. He talked about his future community meeting.

Vice-Mayor Hastings, thanked residents for showing up to talk. He talked about recent staff promotions, and recent efforts to homelessness.

Councilmember Judd, thanked residents for coming up to talk. He talked about his upcoming community meeting.

Mayor Sartor, thanked staff for their efforts.

K. Executive Session

9. Executive Session Items

10. Executive Disclaimer - Part 1

11. Executive Disclaimer - Part 2

12. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: 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

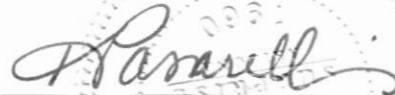
Vote Result: Passed

Meeting Adjourned at 8:48 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, June 17, 2025.**

A handwritten signature in cursive script, appearing to read "Passarelli", written in black ink.

Kristi Passarelli, City Clerk