



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, May 20, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of May 20th, 2025 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Amy Kellenburger 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

Surprise Life Guards led in the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

2. Robotics Group Launch Team 6352 Recognition

Mayor Sartor acknowledged the Robotics Group Launch Team 6352

3. National Public Works Week

Mayor Sartor proclaimed that it was National Public Works Week.

E. City Manager Report

City Manager Bob Wigenroth presented Shelby Fenwick. Shelby introduced the incoming youth council members.

The new members were:

Bella Haney
Ella Messner
Grace Disotell
Jackson Freeman
Kaydence Sartor
Mila Whitt
Peterlaena Gyimah
Phoebe Gardner
Ryker Yeager

Shelby also introduced the sitting youth council members on the dais.

Lily Robert, Willow Canyon Highschool

Chloe Eastburn, Dysart Highschool

4. City Manager sub-text

5. Reports

F. City Clerk Report

6. Reports

G. Regular City Council Meeting Agenda

7. CONSENT AGENDA:

Councilmember Haney asked to pull item 9 for separate consideration, Vice-Mayor Hastings seconded. Council agreed unanimously to move the item to a Public Hearing.

Motion: To Approve (Minus Item 9)

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

1. Consideration and action to approve the May 5th Special City Council Meeting Minutes, Executive Session Minutes; May 6th, 2025 Regular City Council Meeting Minutes, and Executive Session Minutes.
2. Consideration and action pertaining to the immediate formation of a lighting improvement district known as SU-GRANDDRVLLY222 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution No. 2025-48.
3. Consideration and action pertaining to approval of amendments to the FY2026 Comprehensive Financial Management Policies; Resolution #2025-47.
4. Consideration and action pertaining to approval of the updated Budget Amendment Policies and Procedures; Resolution #2025-59.
5. Consideration and action pertaining to approval of a grant renewal amendment with First Things First, accepting grant funding, approving a Fiscal Year 2025 budget amendment moving budget in the amount of \$250,000 for Early Childhood Programming, and an addition to the Fiscal Year 2025 Contract Awarding Authority List; Resolution #2025-65.
6. Consideration and Action on accepting a Right of Way for a water line from Arizona State Land Department along 171st Avenue and Patton Road.
7. Consideration and Action on accepting a Quit Claim Deed for dedication of right of way from Zanjero Trails HOA for right of way at the southwest corner of Perryville and Desert Cove Roads.
8. Consideration and Action on accepting a Quit Claim Deed for dedication of right of way from Zanjero Trails HOA for right of way at the northwest corner of Perryville and Desert Cove Roads.
10. Consideration and action pertaining to acceptance of a vehicle donation to support Human Service & Community Vitality Department programs.

11. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$4,000 to accept an award from the Michael Phelps Foundation; Resolution #2025-68.

8. REGULAR AGENDA ITEM - PUBLIC HEARING:

18. Consideration and action pertaining to the award of the Education Subcommittee Youth Scholarship Program.

Deputy Economic Director, Mike Hoover, came to present this item. He talked about the Purpose of the program, Overview, and Scholarship Requirements. Vice Mayor Hastings talked about the history of this item. Mayor Sartor talked about how this will impact the City. Vice-Mayor Hastings and Councilmember Melton introduced the winners and their backgrounds.

The recipients were:

Isabella Ray
Morgan Goates
Mia Hiniker
Mirabelle Yontz
Lily Potter
Johnny Villareal
Sara Galaz
Alden Halanes
Chloe Brown

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

9. Consideration and action pertaining to approval of a Development Agreement between the City of Surprise and Desert Moon 40, LLC, Resolution No. 2025-60.

Community Development Director, Lloyd Abrams, came to present this item. He talked about the Developer Obligations, and Vicinty Map.

Councilmember Haney, talked about making sure infrastructure is placed in this location. He asked about the type of infrastructure and if there would be two access points? Lloyd said there would be. Councilmember Haney asked if there was an estimated cost? Lloyd said they don't know but the infrastructure has to be developed.

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

12. Consideration and action pertaining to the rezone of approximately 40 acres from Residential Low Density (R-1) to Residential Medium Density (R-2). The proposed rezone is located at the southeast corner of Pinnacle Peak Road and 227th Avenue. Case FS24-0080.

Planner, Tanner Wessel, came to present this item. He talked about the Vicinity Map, Project Site, Zoning Map, Proposed Zoning, Luke Overlay, R-1 & R-2 Development Standards, Open Space, Regional Traffic, Conceptual Layout, Outreach, and Staff Recommendation.

Michele Staples, a Surprise Resident, came to talk about her concerns about the development in this area.

Kimberly Virostek, a Surprise Resident, came to express her concerns about the development in this area.

Jeff Blilie, from the developer, came to give some clarification about the development. He said if the project grows, they would have to develop the area more. He talked about preferred access to the planned community.

Councilmember Duffy, asked if it gets rezoned for R2 and what the maximum would be? Tanner said it would be approximately 174 lots. Lloyd said the Luke Graduated Density the maximum would be 163 because of the Luke restrictions.

Vice-Mayor Hastings, asked if it was always zoned residential? Tanner said it was. Vice-Mayor Hastings asked for examples of low density residential. Tanner said it was primarily single residential homes. They talked about potential sizes. Vice-Mayor Hastings asked for examples of R2? Tanner said it could include town homes. Vice-Mayor Hastings talked about the importance of infrastructure and development.

Councilmember Judd, asked if the streets were accounted for and how much space would the streets take up? Lloyd said the streets would vary based on the configuration of the lots. Councilmember Judd asked about the R1 chart? Lloyd said those are the lot categories. They talked about the differences between suburban and rural labels for communities. Councilmember Judd asked about the categories already established in R1? Lloyd said they could do a combination depending on development. Councilmember Judd asked if they could use the rural designation? Lloyd said they could because they were adjacent to an existing Rural area. Councilmember Judd asked if they could pick and choose categories? Lloyd said that was correct.

Councilmember Greenberg, asked about the Luke overlay? Lloyd said there are different bands and it defaults to whatever is allowed under the density. Councilmember Greenberg, asked about the number of lots per acre and what was happening with the extra land? Lloyd said it would be used for open space or streets.

Councilmember Haney, asked about the current zoning and maximum units allowed? Lloyd said it varies based on right of way. Councilmember Haney asked about what kind of infrastructure the developer would be responsible for now under current zoning? Lloyd said they would only be liable for adjacent half streets, internal streets and water/wastewater; streets would be incomplete. Councilmember Haney said any development would come out the City's Budget for roadways? Lloyd said that is the case unless there are further developments. Councilmember Haney asked about access east or south to rural residents? Jeff Blilie confirmed there would be no access that way. Councilmember Haney confirmed it was purely residential. He asked Lloyd about the overlay and the role it would play? Lloyd said the overlay sits in the general plan and has no effect on the property at this time. Councilmember Haney asked if the overlay was in place? Lloyd said then they would be looking at staying in the current zoning or increasing the

buffer distance to comply with the zoning district. Councilmember Haney asked how much more of an increase the buffer would be? Lloyd said just that corner based on that location and approximately 125 feet, the current plan is 200 feet and they would be meeting the current criteria. Councilmember Haney talked about prioritizing infrastructure. Councilmember Haney talked about engaging the community and addressing their concerns. Councilmember Haney asked to confirm concerns expressed by residents regarding traffic and that it would not be going to the south or to the east. Jeff Blilie confirmed.

Councilmember Judd, asked about the corner on the southeast and if it is in the code? Lloyd said that when it comes back they would make sure it stays in the plan. Councilmember Judd asked if it could be stipulated for the buffer? Lloyd said they could. Jeff Blilie asked about the setback and the buffer and agreed they could do a 150 foot buffer.

Councilmember Judd, moved to add a stipulation for 150 foot buffer from south east corner. Vice-Mayor Hastings seconded. Council agreed unanimously to approve the stipulation.

Mayor Sartor talked about the efforts of everyone to get this passed.

Kimberly came back to thank Council for their efforts on this item.

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

13. Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to amend the Planned Unit Development (PUD) Overlay code to facilitate development of underutilized, constrained, and challenging sites. Case FS24-1431.

Planner, Christina Sexton, came to present this item. She talked about Purpose, Legislative Edits, General Plan 2040 Compliance, Public Outreach, and Staff Recommendation.

Motion: To Approve
Initiated By: Jack Hastings
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 Rezone from Sierra Verde Planned Area Development (PAD), with an underlying zoning of commercial, to Residential Medium Density (R-2) with a Planned Unit Development (PUD) overlay. Case FS24-0503.

Planner, Chris Sexton, came to present this item as well. She talked about the Vicinity Map, Existing Zoning, Proposed Zoning, Background, PUD criteria, General Plan 2040 Compliance, Proposed Development Standards, Preliminary Plat, Outreach, and Recommendation.

Brennan Ray, on behalf of the developer appeared to present for this item. He talked about the location, Commercial Challenges, Site Plan, Housing Product, and Neighborhood Outreach.

Vice-Mayor Hastings, talked about the corner being zoned commercial and it not being built out. He talked about the development being built out and potential commercial for that location. Brennan said that there hasn't been any serious interest by a commercial developer. Vice-Mayor asked why it was chosen to be medium density versus high density? Brennan talked about being responsible for the area. Vice-Mayor Hastings talked about the housing shortage and how this would help. He asked what kind of town homes these would be? Brennan said they are still deciding.

Councilmember Melton, asked if a traffic study was required and if it produced results? Brennan said it focused on trip generation, he talked about the peak hours and number of trips for each portion of the day.

Councilmember Haney, talked about looking at each project individually. He talked about the history of the site and how this would be beneficial to develop.

Councilmember Judd, talked about not wanting to give up commercial and how this made sense.

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

9. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

15. Consideration and action pertaining to authorizing acceptance of an Intergovernmental Agreement with the City of Peoria, approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$350,000 for the design of the Jomax Road Extension Project, and amending the Fiscal Year 2025 Contract Awarding Authority List, Resolution #2025-66.

Transportation Director, Eric Boyles, talked about the Jomax Road Extension Project, the Background, IGA Overview, Project Status, Project Schedule, and Project Funding Request.

Councilmember Haney, talked about the history of the project and access to the area. He thanked staff and council for their support of this item.

Councilmember Melton, asked if the Beardslsy canal hold a challenge? Eric said they don't have any issues with the canal and would be able to work around any terrain.

Mayor Sartor and asked if they could concurrently run the right of way with the designs to expedite the process? Eric said that as they design they would start the right of way process.

Councilmember Haney asked about potentially changing the name on the project in the future.

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

16. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$15,000 to support the United States Tennis Association (USTA) League National Championships in Surprise; Resolution #2025-58

Sports and Tourism Director, Kendra Pettis, came to present this item, she introduced Guillermo Lucero. She talked about the Background of the USTA League Program and the City, Council Strategic Plan, Tourism Strategic Plan, Tourism Fund Guidelines, and Tourism Fund Request.

Mayor Sartor asked what the tourism fund was funded by? Kendra said it was paid by the hotel tax.

Councilmember Duffy, talked about the history of Tennis in the City.

Motion: To Approve

Initiated By: Patrick Duffy

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

17. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$50,000 and amending the Contract Awarding Authority List to support partnering on two events with Flying E Ranch; Resolution #2025-57.

Kendra introduced Travis Ashby to present this item, She talked about the Background, LA Finikera Fest, Chris Janson Concert, Event Partnership Alignment, Tourism Fund Guidelines, and Tourism Fund Request.

Vice-Mayor Hastings, talked about private public partnerships. He asked how having the incentives work and having the partnership impacts the city? Kendra said the money is from the tourism fund and the impact is from hotel stays. They talked about the impact tourism has financially in the City.

Motion: To Approve

Initiated By: Patrick Duffy

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

19. Transportation Master Plan City Council Kickoff

Transportation Director, Eric Boyles, returned to talk about this item. He introduced Kevin Kugler. Kevin talked about the Study Objectives, Project Schedule, Public & Stakeholder Engagement, Scope of Work Summary, Existing & Forecasted Condition Assessment, Visioning, Public Outreach Round #1.

Mayor Sartor asked for any meetings to be hybrid or in person.

Kevin continued to talk about Multimodal Transportation System Alternatives, Public Outreach Round #2, Evaluations Criteria & Weighting, Draft Transportation Master Plan (TMP), Public Outreach Round #3, Draft Final Transportation Master Plan, and Project Work Group Discussion.

Vice-Mayor Hastings, said there is a need for this Master Plan, right after public safety. He talked about public transportation and not wanting to mirror how it is in Phoenix. He asked if Public Transportation would come back for consideration? Kevin said they would provide a technical analysis and that it depends on the direction of Council for Public Transportation.

Mayor Sartor thanked staff for the presentation.

20. Consideration and action pertaining to approval of an Employment Agreement appointing Jeffrey Murray to the position of City Attorney pursuant to Surprise Municipal Code Section 2-140.

Mayor Sartor thanked Council for their efforts.

Vice-Mayor Hastings, talked about the appointed positions within the City. He went over the selection process and Jeff's credentials.

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

- H. Call To The Public

Melissa & Ryan Langohr, Surprise Residents to talk about the road behind their house and the safety around their area.

Petri Ahonen, a Surprise Resident, came to talk about ground water recharge.

- I. Other Business and Future Agenda Items

Vice-Mayor Hastings, asked about having a conversation consent agenda items. Councilmember Judd seconded.

- J. City Council Reports

Councilmember Haney, talked about his upcoming community meetings.

Councilmember Greenberg talked about his upcoming community meeting.

Councilmember Duffy congratulated Jeff.

Councilmember Melton talked about the upcoming IGA for the recharge fee.

Vice-Mayor Hastings, talked about the police chief finalist and selection process.

Councilmember Judd, talked about his upcoming community meeting.

Mayor Sartor, talked about the baseball championship. He talked about an upcoming faith summit. He thanked council for their leadership and vision.

K. Executive Session

10. Executive Session Items

11. Executive Disclaimer - Part 1

12. Executive Disclaimer - Part 2

13. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn

Initiated By: Nick Haney

Seconded By: Jack Hastings

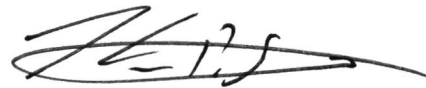
Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 8:45 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, May 20, 2025**.

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

Kristi Passarelli, City Clerk