



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

Tuesday, September 2, 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

- | | | | |
|----|----------|---|---|
| 1. | Citywide | City Clerk Report and brief update on the 2025 Laws that take effect on September 26, 2025. | Kristi Passarelli
Jeffrey Murray
City Clerk |
|----|----------|---|---|

G. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|---|--|
| 2. | Internal | Consideration and action to approve the August 5th, 2025 Regular City Council Meeting Minutes, and August 12th, 2025 Special City Council Meeting Minutes. | Kristi Passarelli
City Clerk |
| 3. | Citywide | Consideration and action to approve the Council Meeting Dates set for calendar year 2026. | Kristi Passarelli
City Clerk |
| 4. | District 1 | Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from Paul Gillaspy on Jomax Road at 157 th Avenue. | Lloyd Abrams
Community
Development |
| 5. | District 1 | Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from TD Residential 10, LLC on Jomax Road near 158 th Avenue. | Lloyd Abrams
Community
Development |
| 6. | District 1 | Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from Carl and Lisa Schaab on Jomax Road near 157 th Avenue. | Lloyd Abrams
Community
Development |
| 7. | District 1 | Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from Carl and Lisa Schaab on Jomax Road near 157 th Avenue. | Lloyd Abrams
Community
Development |
| 8. | Citywide | Consideration and action pertaining to acceptance of endowment funding from the Maricopa County | Seth Dyson |

Community College District Foundation and approval of a Fiscal Year 2026 budget amendment in the amount of \$19,500 for supportive grants for military service members, veterans, and their families; Resolution #2025-105.

Human Svcs and
Comm Vitality

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|-----|------------|--|---------------------------------|
| 9. | District 4 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 353487, requested by Fakhree Mkiha Chalabee, for Cindy's Mini Market #2 for Series 10 Liquor License. Cindy's Mini Market #2 is located at 15444 Greasewood St, Surprise, AZ 85378. | Kristi Passarelli
City Clerk |
| 10. | District 1 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 352173, requested by Maria Danielle Burgess, for Circle K #9596 for Series 10 Liquor License. Circle K #9596 is located at 16180 W Jomax Rd, Surprise, AZ 85387. | Kristi Passarelli
City Clerk |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|----------|--|---|
| 11. | Citywide | Discussion pertaining to the potential division of the Veterans, Disability & Human Services Commission into two commissions with one focusing on veterans and the other on disabilities and human services. | Seth Dyson
Human Svcs and
Comm Vitality |
|-----|----------|--|---|

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: Posted on August, 28th, 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: September 2, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

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: September 2, 2025
Submitting Department:
Staff Recommendations:

Contact Person:
District: Citywide

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

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: September 2, 2025

Contact Person: Kristi Passarelli, City Clerk,
Jeffrey Murray, DEPUTY CITY ATTORNEY
District: Citywide

Submitting Department: City Clerk
Staff Recommendations:

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

Agenda Wording:

City Clerk Report and brief update on the 2025 Laws that take effect on September 26, 2025.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action to approve the August 5th, 2025 Regular City Council Meeting Minutes, and August 12th, 2025 Special City Council Meeting Minutes.

Motion:

I move to approve the August 5th, 2025 Regular City Council Meeting Minutes, and August 12th, 2025 Special City Council Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 080525 Regular City Council Meeting Minutes DRAFT
 2. 081225 Special City Council Meeting Minutes DRAFT
-



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, August 5, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of August 5th, 2025 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

The Invocation was led by Rosita Ruiz

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 Pledge of Allegiance was led by the Surprise Youth Council.

D. Proclamation and Community Acknowledgements

Mayor Sartor invited LT. Boxberger, who presented the Arizona School Resource Officers Association Award to Mayor Sartor and Council.

Mayor invited Senior Airman Matthew Baston to receive the Community Champion Award.

2. Arizona School Resource Officers Association Award

E. City Manager Report

3. City Manager sub-text

1. Oath of Office for Chief of Police- Evan Becher

City Manager, Bob Wigenroth, introduced Judge Dominguez to swear in Evan Becher as the Chief Becher.

4. Reports

City Manager Bob Wigenroth, introduced Kara Poling to talk about the 2025 Summer Youth Intern Program. Interns Brooklyn, Janis, Dalana, and Charles came to talk about their experiences with the program.

Bob then presented Shelby Fenwick. Shelby introduced the Youth Council Members.

Peyton Anthony, Highland Prep

Emma Tran, Paradise Honors

F. City Clerk Report

5. Reports

G. Regular City Council Meeting Agenda

6. CONSENT AGENDA:

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

2. Consideration and action to approve the June 17th, 2025 Regular City Council Meeting Minutes, June 17th, 2025 Work Session Minutes, and June 17th, 2025 Special City Council Meeting Minutes.
3. Consideration and action appointing a Chief Fiscal Officer pursuant to A.R.S. § 41-1279.07(E) for the purpose of submitting the annual AELR report for fiscal year 2026; Resolution # 2025-52.
4. Consideration and action pertaining to approval of the Independent Contractor Agreement with Arizona Community Action Association DBA Wildfire, accepting grant funding, and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of \$29,100 for the Utility Assistance Program; Resolution #2025-95.
5. Consideration and action pertaining to approval of the Contract for Services with Area Agency on Aging, accepting grant funding, approving a Fiscal Year 2026 budget amendment moving budget in the amount of \$92,000 for the Congregate Meal Program, and an addition to the Fiscal Year 2026 Contract Awarding Authority List; Resolution #2025-99.
6. Consideration and action pertaining to acceptance of a Waterline Easement from Pulte Home Company, LLC, near 163rd Avenue and Visara Parkway.
7. Consideration and Action pertaining to acceptance of a Sewer Line Easement from Roxanne Toher, near 219th Avenue and Deer Valley Road.
8. Consideration and action pertaining to approval of an intergovernmental agreement with the Arizona Board of Regents for and on behalf of Arizona State University for a fiber connectivity feasibility study; Resolution # 2025-93
9. Consideration and action pertaining to the immediate formation of a lighting improvement district known as SU-163RDNGRANDAVE221 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution No. 2025-94.
10. Consideration and action pertaining to the immediate formation of a lighting improvement district known as SU-NOBELLAJOMAX215 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution No. 2025-96.

11. Consideration and action pertaining to acceptance of a grant award from the Governor's Office of Highway Safety (GOHS) for DUI enforcement and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of \$35,000; Resolution #2025-101.

7. REGULAR AGENDA ITEM - PUBLIC HEARING:

12. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 348764, requested by Ryan Winter Anderson, for Fry's Marketplace #661 for Series 9 Liquor License. Fry's Marketplace #661 is located at 16371 W Cactus Rd, Surprise, AZ 85338.

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

13. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 249290, requested by Camila Alarcon, for Head Right Brewing Company for Series 3 Liquor License. Head Right Brewing Company is located at 14312 W Waddell Rd, Surprise, AZ 85379.

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 recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 350743, requested by Montez Darnell Jefferson, for Royal Distributing LLC for Series 4 Liquor License. Royal Distributing LLC is located at 18249 W Tasha Dr, Surprise, AZ 85388.

Councilmember Haney asked for some clarification about the application's location? Community Development Director Lloyd Abrams said it is located in a residence and would not comply with City Code for the proposed purpose set forth by the applicant. Councilmember Haney further asked if voting to approve this license would go against the City Code? Lloyd said it would.

Mayor Sartor, asked if there was a business license if it would still violate code? Lloyd said it would still violate it. Mayor Sartor asked about the potential traffic at the location. Lloyd talked about the traffic as well as fire safety concerns.

Vice-Mayor Hastings, asked if the applicant was at the hearing? Vice-Mayor Hastings further talked about the specific code provision? Lloyd talked about the specifics of the code and that it mentions and retail specifically as being restricted in residential areas.

Councilmember Haney, asked why this was coming forward if it contradicts the code? Lloyd said that the State Liquor Board requires a recommendation either way.

Mayor Sartor, asked about working with the applicant? Lloyd said that they typically work with the applicant when they apply for a business license.

Councilmember Judd, said he would love to see the applicant and the neighbors talk it.

Councilmember Haney, asked what the process would be if council moves to deny and if the applicant could re-apply? Lloyd said it was hard to tell with the state. Councilmember Haney talked about setting possibly precedence.

Mayor Sartor talked about changing the code for other businesses. Lloyd talked about the potential issues of allowing businesses inside a residential neighborhood.

Councilmember Greenberg, talked about the CCR's perhaps not allowing this type of operation where this application was located at. He said that he would like to see it come back.

Motion: To Deny

Initiated By: Nick Haney

Seconded By: Chris Judd

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

No: Johnny Melton

Abstain: None

Vote Result: Passed

15. Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to update the Surprise Municipal Code in conformance with recent legislative updates regarding adaptive reuse. Ordinance 2025-15. Case FS25-0477.

Tiffany Coop, came to present this item. She talked about the Background of the project, Timeline, the Summary of Changes, the Square Mileage, HB2110, Noise Levels, Other Identified Changes, Public Outreach efforts, and the recommendation for Council.

Alex Christ, a Surprise Resident, came to ask about the specifics of the legislation and if any commercial built would be allowed to have multi family units attached to it? He talked about the legislation that passed. He talked about the control that the City has with regards to this legislation.

Councilmember Melton, asked if most of the 303 corridor is unaffected by this? Tiffany said that was correct, she said that most of the undeveloped land is what would be impacted.

Councilmember Melton talked about having to work with the legislation that has been passed.

Vice-Mayor Hastings talked about having to comply with state law.

Councilmember Judd, asked if this was something that had to be passed? Tiffany said that they have to pass something to comply with it. Councilmember Judd asked why the public hearings were required? Lloyd said per code it has to have a public hearing.

Councilmember Haney, talked about going through the process. He asked what happens if it doesn't pass? City Attorney Murray, said that it would be hard to tell what could happen and that a complaint could be filed and that could impact funding. Councilmember Haney talked about the clarification of the options council is facing. Tiffany clarified that it has already passed and is in effect, and what is proposed is to clean up certain aspects of it.

Councilmember Duffy, asked how long the building has to be vacant before this would take effect, and if there are any in the city now? Tiffany said they were none now, and that they would have to be deemed economically obsolete. Councilmember Duffy said that there is the potential in the future for the law to go away.

Councilmember Greenberg, talked about the process dictated by the state. Tiffany said there would be further updates coming.

Vice-Mayor Hastings, talked about the frustration involved with this process.

Mayor Sartor, talked about the public interests and the steps the City does to advocate for itself on the state level.

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

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

Vote Result: Passed

16. Consideration and action pertaining to a Comprehensive Sign Program for the Tricolor Auto AZ project, generally located at the northwest corner of Summit Way and Cactus Road. Case #FS24-1219.

Planner, Tenner Wessel, came to present this item. He talked about the Vicinity, Zoning, Building Signs, Monument Sign, Blade Signs, Community Outreach Efforts, and Recommendations.

Councilmember Greenberg, asked if anyone from Tricolor was at the meeting, and commented about the naming convention.

Mayor Sartor, said he didn't think the design aligned with the identity of the City.

Councilmember Judd, asked about what was around the location? Tanner talked about the developments around it. Councilmember Judd asked the land to the west and what it was zoned for? Tanner said it was currently zoned for the Cactus Commerce Center PAD. Councilmember Judd asked if the signs were illuminated? Tanner said the blade signs were not illuminated.

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

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

Vote Result: Passed

8. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:
17. Consideration and action pertaining to the acceptance of an Intergovernmental Agreement (IGA) with the City of Peoria to provide a temporary dispatch location for the City of Surprise; Resolution 2025-32; RFLS 9920.

Police Chief Becher, came to present this item before Council. He introduced Police Dispatch Manager, Domela Finnessey. Chief Becher talked about the redundancy this would offer, the IGA Background, and Emergency Communications Center Overview.

Vice-Mayor Hastings, asked if this was a supplement and not a replacement? Chief Becher said it was.

Councilmember Haney, asked if this was just a backup? Chief Becher said it was just a contingency of operations.

Mayor Sartor thanked staff for the forward thinking involved with this.

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

18. Consideration and action pertaining to declaring intent to be reimbursed from future bond proceeds in connection with certain capital expenditures relating to public safety and transportation projects. Resolution #2025-45.

Sandy Simmons, and Erik Martin, came to present this item. He talked about the Background on the Reimbursement, Things to Note, and Bond Compliance.

Mayor Sartor talked about the trust the residents put with the bond and thanked staff.

Motion: To Approve
Initiated By: Chris Judd
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

H. Call To The Public

Gregory Garcia, and Jeffrey Campos, came to talk about the West Valley Chamber of Commerce.

Alex Christ, a Surprise Resident, came to talk about the leadership of the City.

Diann Gimbel, a Surprise Resident, left a comment about Street Racers.

Donald Newland, a Surprise Resident, left a comment about Victim's Rights.

Erika Martin, a Surprise Resident, left a comment about recycling.

Santiago Sanchez, a Surprise Resident, left a comment about the We Ride Program.

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

Patricia Davis, a Surprise Resident, left a comment about the We Ride Program.

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

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

Catherine Reiman, a Surprise Resident, left a comment about the We Ride Program.

Vice-Mayor Hastings, asked to look into the best practices for Pilot Programs.

19. Consideration and Action to authorize the City Attorney, or his designee, to initiate litigation against Mr. Lee Garcia and AALL Insurance.

Motion: To Adjourn to Executive Session

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 went into Executive Session at 7:41 PM

Meeting Reconvened at 7:54 PM

Motion: To Approve

Initiated By: Chris Judd

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

20. Consideration and Action to authorize the City Attorney, or his designee, to file a Third-Party Complaint in the matter of *Williams v. City of Surprise, et al.*, pending in the United States District Court for the District of Arizona.

Motion: To Approve

Initiated By: Chris Judd

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

I. Other Business and Future Agenda Items

Councilmember Haney, asked for a follow up on the swimming programs within the City. Vice-Mayor Hastings seconded.

J. City Council Reports

Councilmember Haney, talked about his upcoming community meeting.

Councilmember Greenberg, talked about his upcoming community meeting.

Councilmember Duffy, thanked staff for their help. He talked about his upcoming meet and greets.

Councilmember Melton, talked about his upcoming meeting in September.

Vice-Mayor Hastings, thanked staff for their work.

Councilmember Judd, talked about his upcoming meet and greet.

Mayor Sartor, talked about the transportation master plan survey. He also talked about engaging with the community. Mayor Sartor gave a proclamation recognizing Bob Wigenroth's 45 years of public service.

K. Executive Session

9. Executive Session Items

10. Executive Disclaimer - Part 1

11. Executive Disclaimer - Part 2

12. Executive Disclaimer - Part 3

21. Consideration and Action to recess into Executive Session pursuant to A.R.S. §§ 38-431.03(A)(3) and (4) for the purpose of discussion or consultation for legal advice with the City Attorney for consideration of the City's position and possible instruction to the City Attorney regarding the initiation of litigation against Mr. Lee Garcia and AALL Insurance.

22. Consideration and Action to recess into Executive Session pursuant to A.R.S. §§ 38-431.03(A)(3) and (4) for the purpose of discussion or consultation for legal advice with the City Attorney for consideration of the City's position and possible instruction to the City Attorney regarding the filing of a Third-Party Complaint in the matter of *Williams v. City of Surprise, et al.*, Case No. 2:25-cv-01937-PHX-MTL.

L. Adjournment

Motion: To Adjourn

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

Meeting adjourned at 8:06 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, August 5, 2025.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE
Special City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, August 12, 2025 @ 4:30 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Special City Council Meeting of August 12th, 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. Special City Council Meeting Agenda

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

3. REGULAR AGENDA ITEM - PUBLIC HEARING:

E. Executive Session

Motion: To Enter Executive Session

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

Meeting entered into executive session at 4:31 PM

Meeting reconvened at 7:08 PM

1. Executive Disclaimer - Part 1

1. Consideration and action to recess into executive session to discuss and consider Fiscal Year 2026 goals for the City Auditor, City Attorney, City Clerk, and City Manager pursuant to A.R.S. 38-431.03 (A)(1).

F. 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 7:08 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, August 12, 2025.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action to approve the Council Meeting Dates set for calendar year 2026.

Motion:

I move to approve the Council Meeting Dates set for calendar year 2026.

Background:

Each year the schedule for meetings reflects the 1st and 3rd Tuesday of each month. Any dates that conflict with either a Holiday or Election Day will show the adjusted date with a red asterisk.

Note: The scheduled election dates as of today are Tuesday, 8/4 and Tuesday 11/3 - those meeting dates were adjusted to the Mondays prior (8/3 and 11/2)

Objective Analysis:

Policy Compliant:

City Code Article II, Division 3, Sec. 2-65: Regular meeting of the city council will be held on the first and third Tuesday of each month at 6:00 p.m. at City Hall, 16000 N. Civic Center Plaza, Surprise, Arizona, unless otherwise provided in the public notice.

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS:

1. DRAFT_2026 COUNCIL MEETING DATES AND AGENDA TIMELINES_09022025
-



DRAFT 2026 City Council Meeting Dates

Agenda Timeline

WORK SESSION / REGULAR MEETING DATE:	ITEMS DUE INTO CIVIC CLERK WORKFLOW: (15 DAYS PRIOR)	AGENDA CALL MEETING (14 DAYS PRIOR)
TUESDAY, JANUARY 6 (<i>Induction Ceremony</i>)	MONDAY, DECEMBER 22, 2025	TUESDAY, DECEMBER 16, 2025*
TUESDAY, JANUARY 20 (<i>Vice-Mayor Election</i>)	MONDAY, JANUARY 5	TUESDAY, JANUARY 6
TUESDAY, FEBRUARY 3	MONDAY, JANUARY 19	TUESDAY, JANUARY 20
TUESDAY, FEBRUARY 17	MONDAY, FEBRUARY 2	TUESDAY, FEBRUARY 3
TUESDAY, MARCH 3	MONDAY, FEBRUARY 16	TUESDAY, FEBRUARY 17
TUESDAY, MARCH 17	MONDAY, MARCH 2	TUESDAY, MARCH 3
TUESDAY, APRIL 7	MONDAY, MARCH 23	TUESDAY, MARCH 24
TUESDAY, APRIL 21	MONDAY, APRIL 6	TUESDAY, APRIL 7
TUESDAY, MAY 5	MONDAY, APRIL 20	TUESDAY, APRIL 21
TUESDAY, MAY 19	MONDAY, MAY 4	TUESDAY, MAY 5
TUESDAY, JUNE 2	MONDAY, MAY 18	TUESDAY, MAY 19
TUESDAY, JUNE 16	MONDAY, JUNE 1	TUESDAY, JUNE 2
SUMMER BREAK - NO MEETINGS HELD IN JULY		
MONDAY, AUGUST 3*	MONDAY, JULY 20	TUESDAY, JULY 21
TUESDAY, AUGUST 18	MONDAY, AUGUST 3	TUESDAY, AUGUST 4
TUESDAY, SEPTEMBER 1	MONDAY, AUGUST 17	TUESDAY, AUGUST 18
TUESDAY, SEPTEMBER 15	MONDAY, AUGUST 31	TUESDAY, SEPTEMBER 1
TUESDAY, OCTOBER 6	MONDAY, SEPTEMBER 21	TUESDAY, SEPTEMBER 22
TUESDAY, OCTOBER 20	MONDAY, OCTOBER 5	TUESDAY, OCTOBER 6
MONDAY, NOVEMBER 2*	MONDAY, OCTOBER 19	TUESDAY, OCTOBER 20
TUESDAY, NOVEMBER 17	MONDAY, NOVEMBER 2	TUESDAY, NOVEMBER 3
TUESDAY, DECEMBER 1	MONDAY, NOVEMBER 16	TUESDAY, NOVEMBER 17
TUESDAY, DECEMBER 15	MONDAY, NOVEMBER 30	TUESDAY, DECEMBER 1

2027 JANUARY MEETINGS: 5th & 19th

*Indicates holidays or election conflicts

Clerk's Office - Council Packets: Mayor and Council will receive the electronic version of the council meeting packet one week prior to the scheduled meeting date. Final council meeting packets will be published and available online the Thursday prior to the meeting.

Prepared by Kristi Passarelli, City Clerk 08/14/2025



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from Paul Gillaspay on Jomax Road at 157th Avenue.

Motion:

I move to approve accepting a Special Warranty Deed from Paul Gillaspay.

Background:

The developers of the future Nobella residential subdivision are working to acquire right of way along Jomax Road between 157th and 160th Avenues to improve the transportation and utility network in the area. The additional right of way will allow the Nobella development to widen Jomax Road to allow for additional traffic to support the ongoing development in the area.

Objective Analysis:

The acceptance of this right of way will allow the developer of Nobella to improve Jomax Road to allow for safer traffic movements along Jomax Road going to the future Nobella development.

Policy Compliant:

Approval of this item is policy compliant and advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

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:

There is currently no budgetary impact related to the approval of this item.

FTE Impact:

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

ATTACHMENTS:

1. Gillaspy Special Warranty Deed
 2. Gillaspy RW Dedication - CC 09.02.25
-

When recorded mail to:
City Clerk
City of Surprise
1600 N. City Center Plaza
Surprise, AZ 85374

Exempt Pursuant to ARS § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the undersigned Paul Gillaspy ("Grantor"), does hereby convey to the City of Surprise, an Arizona municipal corporation, ("Grantee") that certain real property located in Maricopa County, Arizona, more specifically described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights and privileges appurtenant thereto.

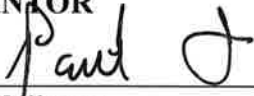
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all current taxes, assessments, patent reservations, and all covenants, conditions, restrictions, reservations, easements, declarations, and other matters of record or to which reference is made in the public records, and any and all conditions, easements, encroachments, rights-of-way, or restrictions that a physical inspection or accurate survey of said real property would show.

And Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor but against none other.

Dated this 16th day of JUNE 2025.

GRANTOR



Paul Gillaspy

)
)ss.
)

)ss.
)

The foregoing instrument was acknowledged before me this 16th day of June, 2025, by Paul Gillaspay.

~~Signature of Notary Public~~

11/27/2028

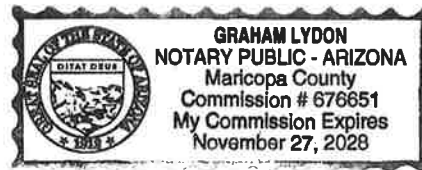


Exhibit “A” to Special Warranty Deed

Legal Description

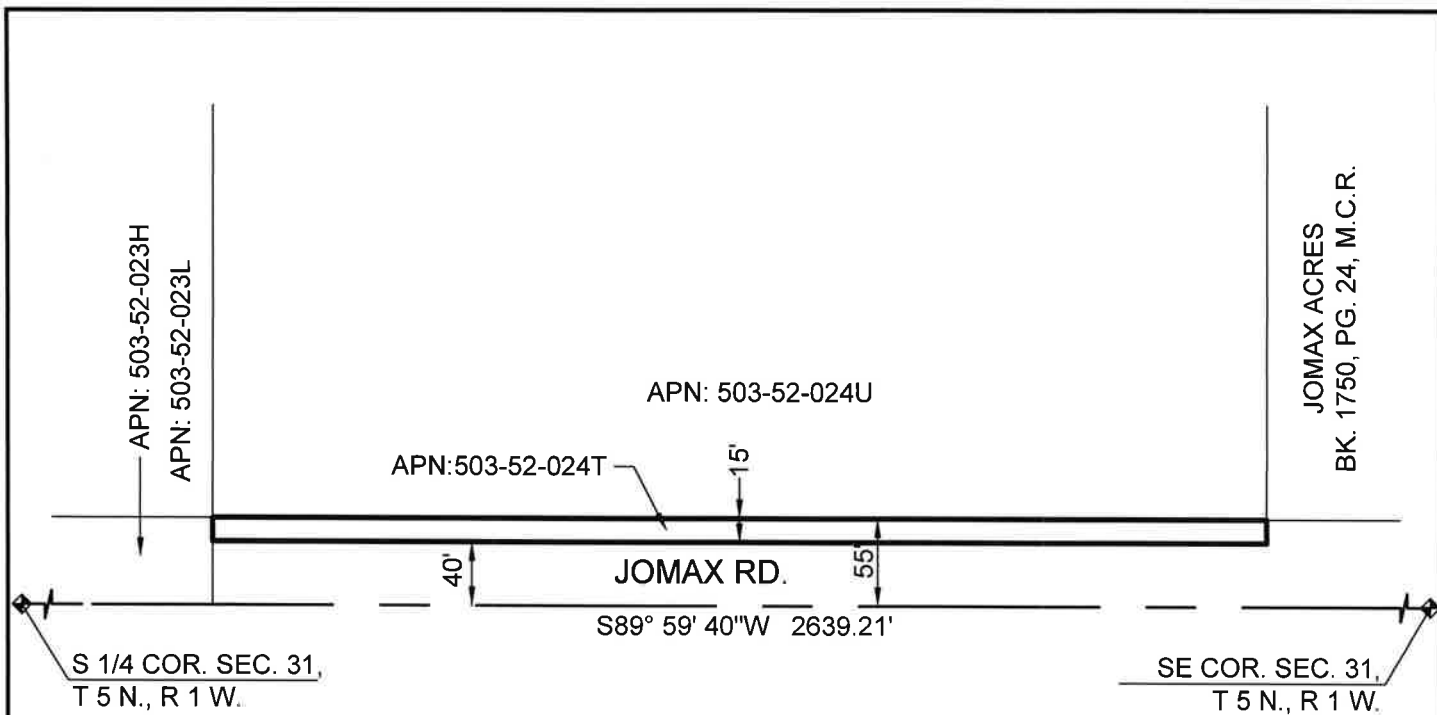
**Legal Description
For
Right of Way Dedication
APN: 503-52-024T**

Located in Southeast Quarter of Section 31, Township 5 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona;

Being the North 15.00 feet of the South 55 feet of that certain parcel of land as described in document number 20211136484, Maricopa County records.



Plotted: 04/10/25 - 12:21 PM, By: mragdale
File: M:\1231 Hines Development-MPC-Surprise\Survey Data\Exhibit Drawings\1231 EXH ROW 503-52-024T.dwg --> EXH



ATWELL

866.850.4200 www.atwell-group.com

645 E. MISSOURI AVE., STE. 420
PHOENIX, AZ 85012
608-297-8732

EXHIBIT

RIGHT-OF-WAY DEDICATION

NOBELLA

SURPRISE, AZ

Project No. 1231

Date : 4/11/25

Sheet 1 of 1

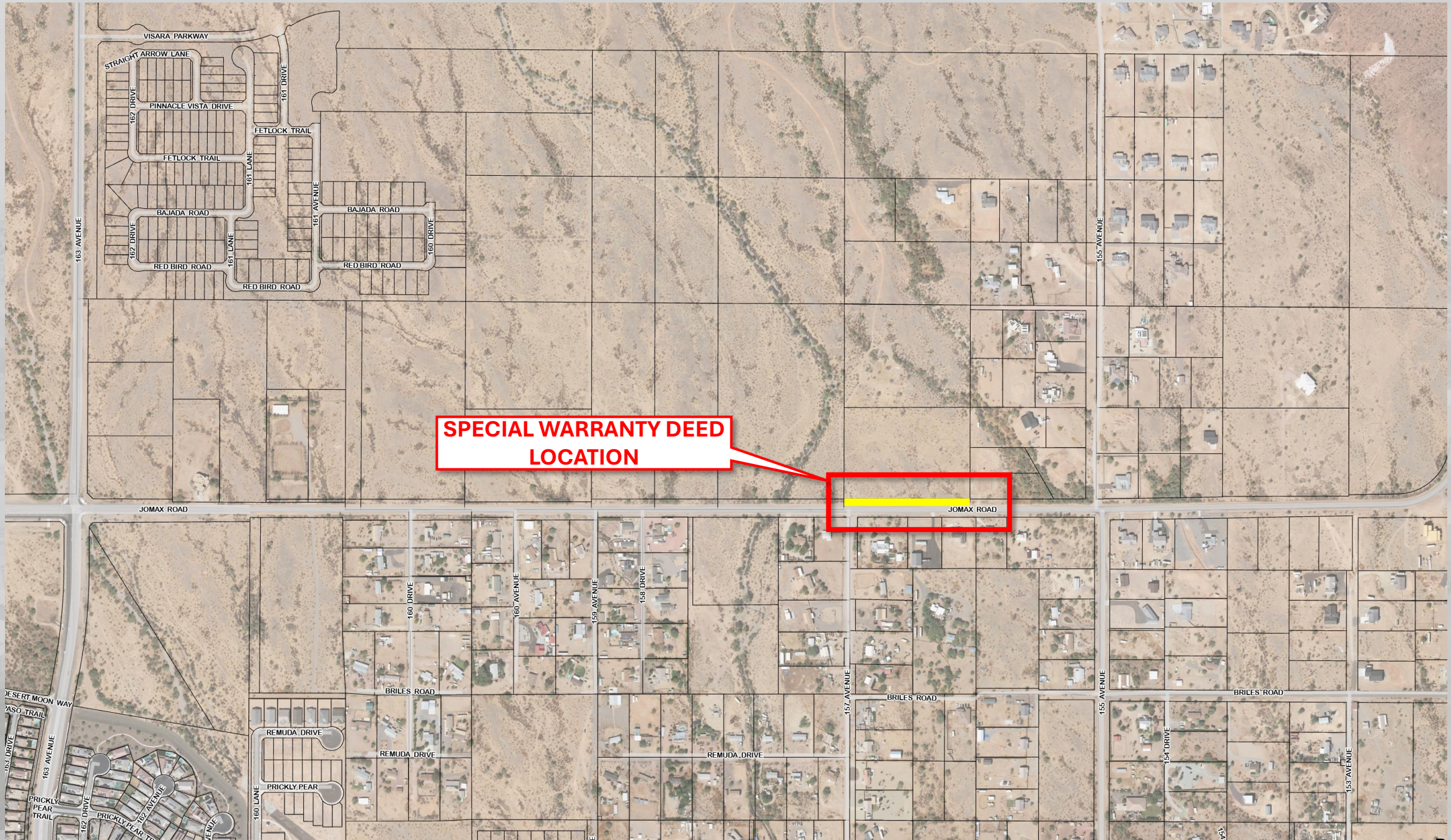
Gillaspy

Special Warranty Deed

City Council
September 2, 2025

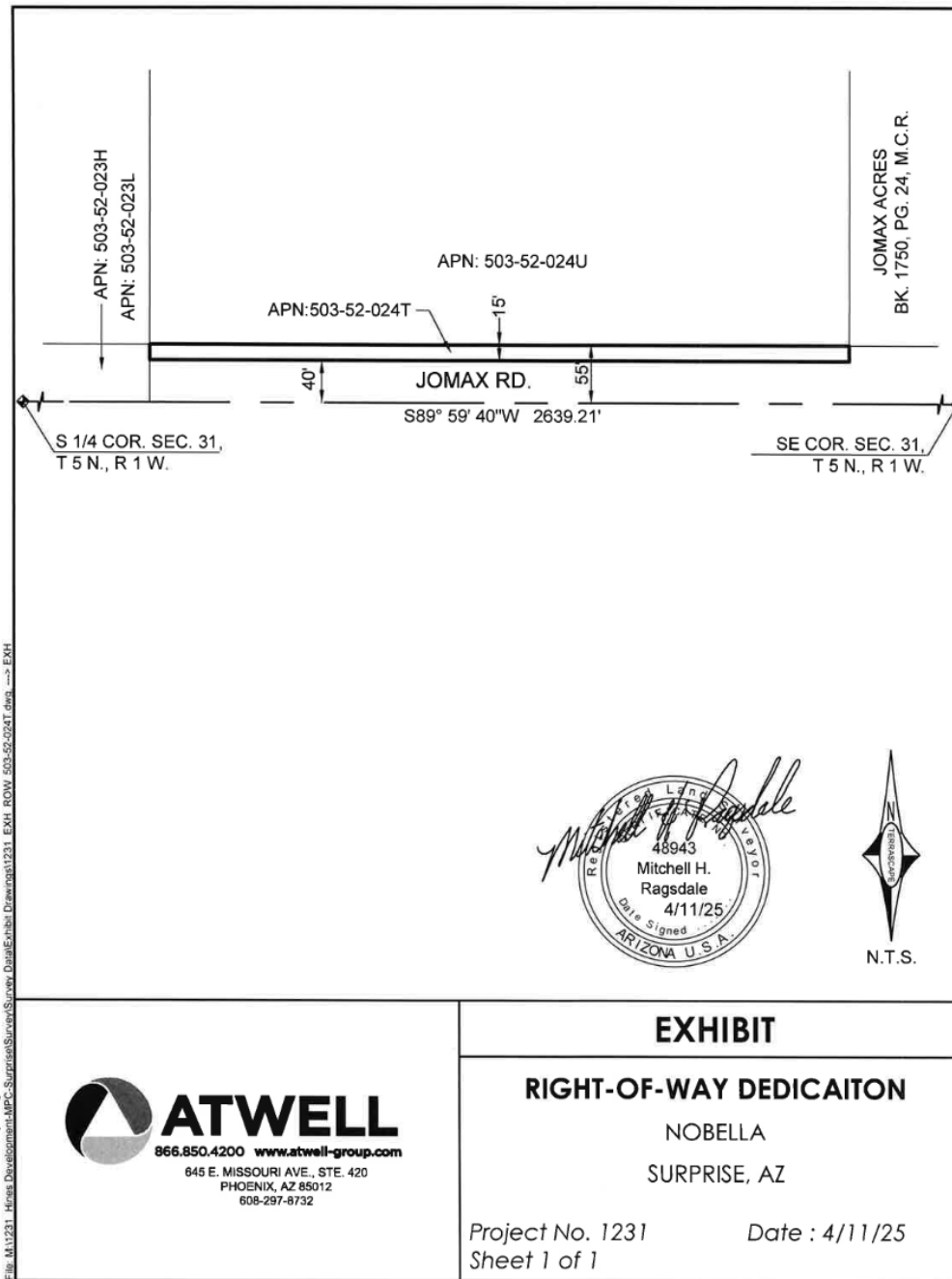


SURPRISE
ARIZONA



VICINITY MAP

Plotted 04/10/25 - 12:21 PM. By: mragdale
File: M1231_Hires_Development.MPC-Surprise\Survey Data\Exhibit Drawings\1231_EXH_ROW_503-52-024T.dwg --> EXH



EXHIBIT

Questions or Comments?

THANK YOU



SURPRISE
ARIZONA



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from TD Residential 10, LLC on Jomax Road near 158th Avenue.

Motion:

I move to approve accepting a Special Warranty Deed from TD Residential 10, LLC.

Background:

The developers of the future Nobella residential subdivision are working to acquire right of way along Jomax Road between 157th and 160th Avenues to improve the transportation and utility network in the area. The additional right of way will allow the Nobella development to widen Jomax Road to allow for additional traffic to support the ongoing development in the area.

Objective Analysis:

The acceptance of this right of way will allow the developer to improve Jomax Road to allow for safer traffic movements along Jomax Road going to the future Nobella development.

Policy Compliant:

Approval of this item is policy compliant and advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

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:

There is currently no budgetary impact related to the approval of this item.

FTE Impact:

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

ATTACHMENTS:

1. TD Residential Special Warranty Deed
 2. TD Residential RW Dedication - CC 09.02.25
-

When recorded mail to:
City Clerk
City of Surprise
1600 N. City Center Plaza
Surprise, AZ 85374

Exempt Pursuant to ARS § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the undersigned TD Residential 10, LLC, ("Grantor") does hereby convey to the City of Surprise, an Arizona municipal corporation, ("Grantee") that certain real property located in Maricopa County, Arizona, more specifically described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights and privileges appurtenant thereto.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all current taxes, assessments, patent reservations, and all covenants, conditions, restrictions, reservations, easements, declarations, and other matters of record or to which reference is made in the public records, and any and all conditions, easements, encroachments, rights-of-way, or restrictions that a physical inspection or accurate survey of said real property would show.

And Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor but against none other.

Dated this 4 day of June 2025.

GRANTOR

TJ Day
TD Residential 10, LLC

By: Treg Day

Its: manager

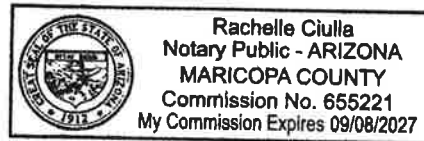
STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 4 day of June,
2025, by TREG DAY.



Signature of Notary Public

My commission expires on 09/08/2027



STATE OF ARIZONA)
)ss.
County of Maricopa)

Exhibit "A" to Special Warranty Deed

Legal Description

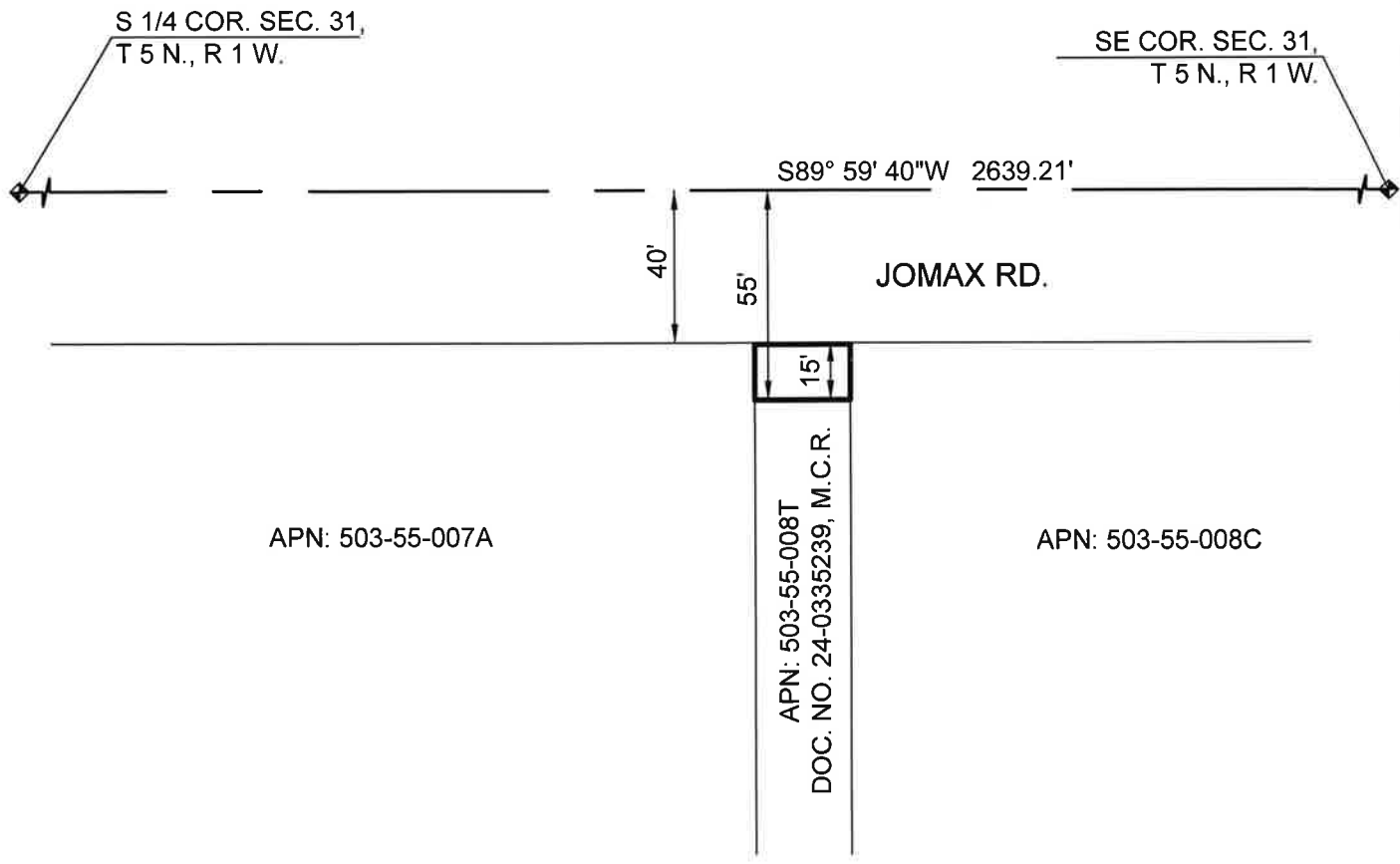
**Legal Description
For
Right of Way Dedication
APN: 503-55-008T**

Located in Northeast Quarter of Section 6, Township 4 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona;

Being the North 15.00 feet of that certain parcel of land as described in document number 2024-0335239, Maricopa County records.



Plotted: 04/10/25 - 8:41 AM, By: mragdale
File: M11231 Hines Development-MPC-SurpriseSurveyData\Exhibit Drawings\1231 EXH ROW 503-55-008T.dwg --> EXH



Mitchell H. Ragsdale
48943
Mitchell H.
Ragsdale
4/11/25
Date Signed
ARIZONA U.S.A.



 **ATWELL**
866.850.4200 www.atwell-group.com
645 E. MISSOURI AVE., STE. 420
PHOENIX, AZ 85012
608-297-8732

EXHIBIT

RIGHT-OF-WAY DEDICAITON

NOBELLA
SURPRISE, AZ

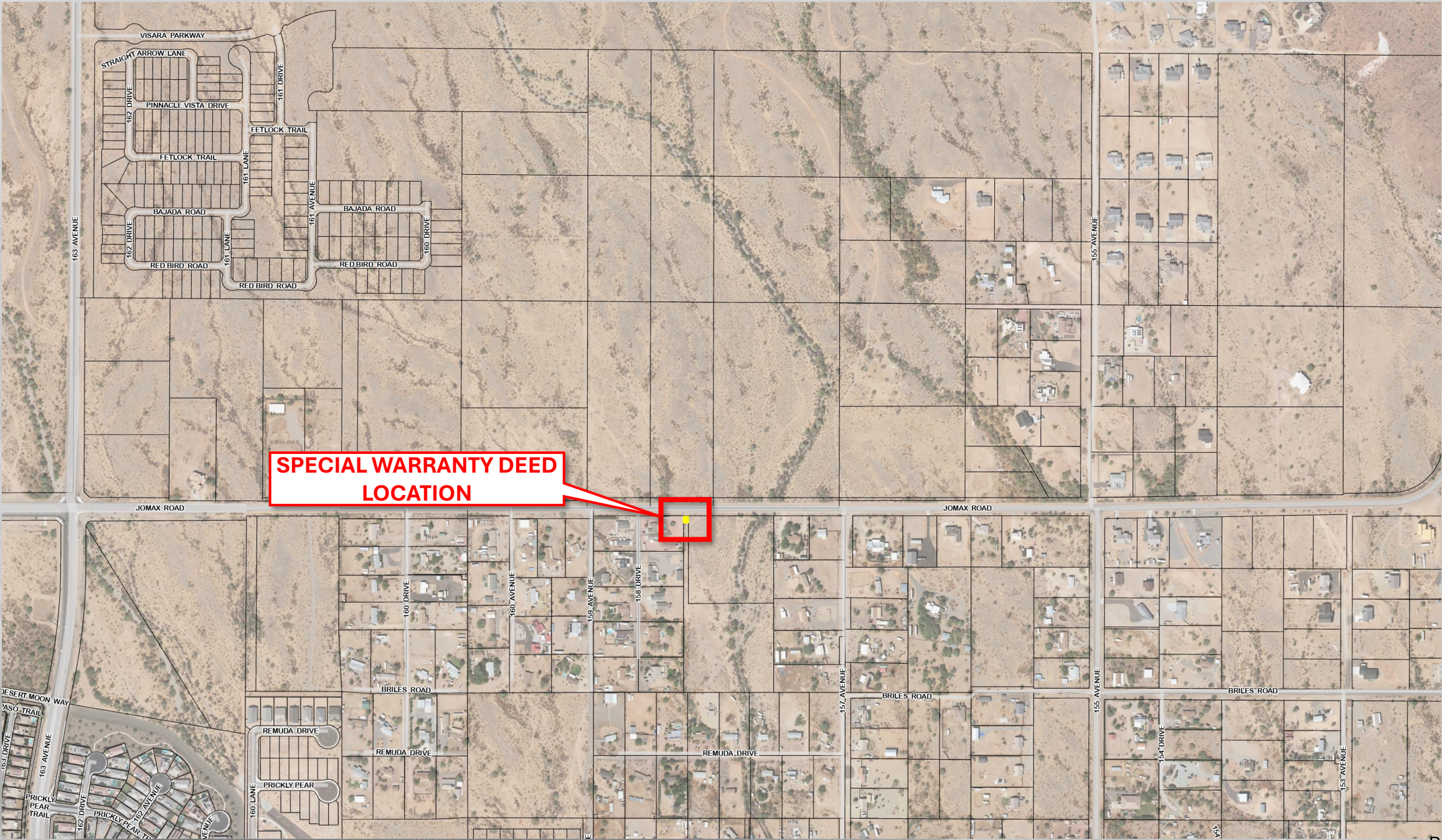
Project No. 1231
Sheet 1 of 1

Date : 4/11/25

TD Residential 10, LLC

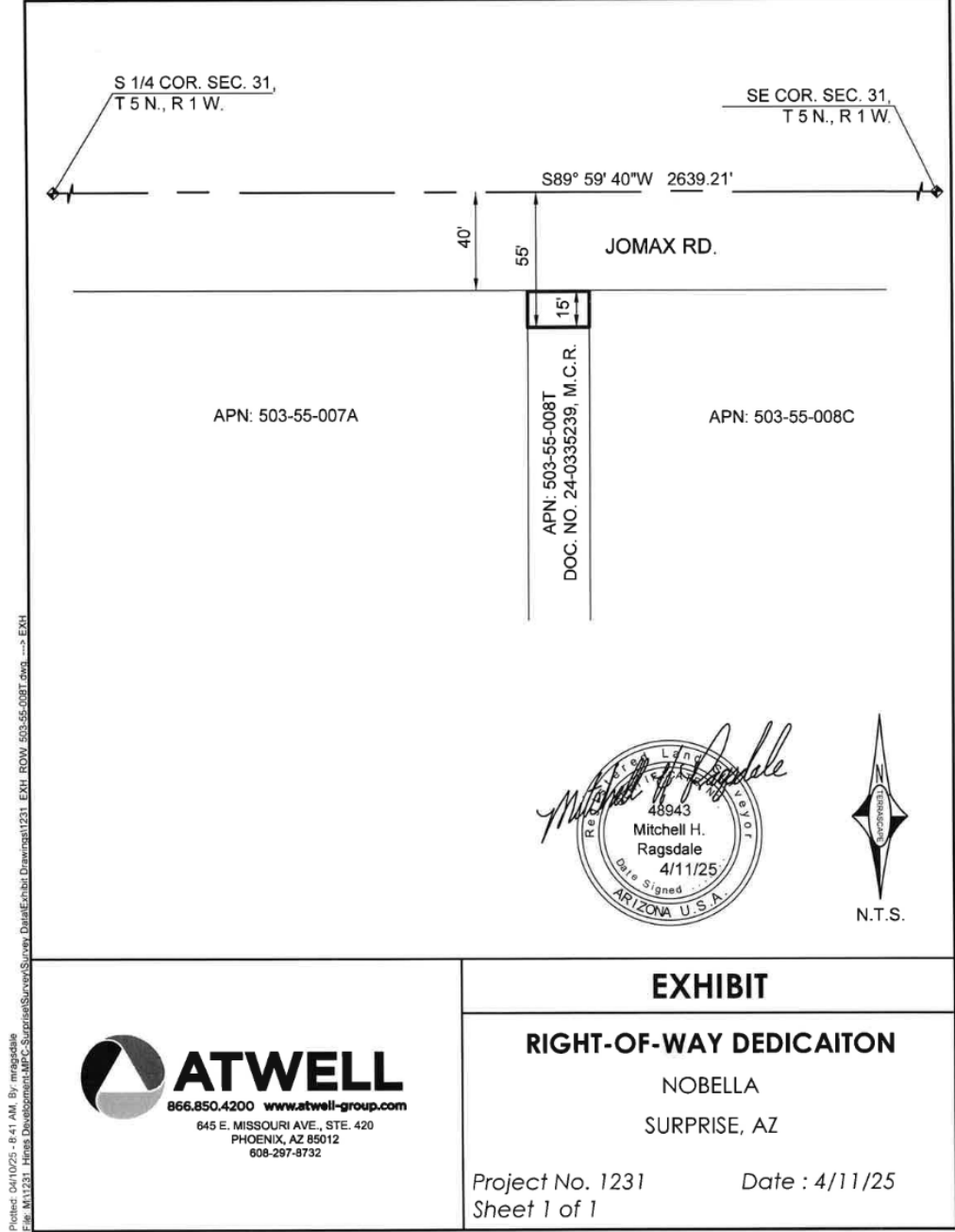
Special Warranty Deed

City Council
September 2, 2025



**SPECIAL WARRANTY DEED
LOCATION**

VICINITY MAP



Plotted: 04/10/25 - 8:41 AM By: mragdale
File: M1231_HindesDevelopment.MPC-Surprise-Survey-Draft-Exhibit-Drawings1231_EXH ROW 503-55-008T.dwg ---- EXH

Questions or Comments?

THANK YOU



SURPRISE
ARIZONA



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from Carl and Lisa Schaab on Jomax Road near 157th Avenue.

Motion:

I move to approve accepting a Special Warranty Deed from Carl and Lisa Schaab.

Background:

The developers of the future Nobella residential subdivision are working to acquire right of way along Jomax Road between 157th and 160th Avenues to improve the transportation and utility network in the area. The additional right of way will allow the Nobella development to widen Jomax Road to allow for additional traffic to support the ongoing development in the area.

Objective Analysis:

The acceptance of this right of way will allow the developer to improve Jomax Road to allow for safer traffic movements along Jomax Road going to the future Nobella development.

Policy Compliant:

Approval of this item is policy compliant and advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

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:

There is currently no budgetary impact related to the approval of this item.

FTE Impact:

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

ATTACHMENTS:

1. Schaab Special Warranty Deed (2)
 2. Schaab RW Dedication 008K - CC 09.02.25
-

When recorded mail to:
City Clerk
City of Surprise
1600 N. City Center Plaza
Surprise, AZ 85374

Exempt Pursuant to ARS § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the undersigned Carl Schaab and Lisa Sapien-Schaab, ("Grantor") does hereby convey to the City of Surprise, an Arizona municipal corporation, ("Grantee") that certain real property located in Maricopa County, Arizona, more specifically described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights and privileges appurtenant thereto.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all current taxes, assessments, patent reservations, and all covenants, conditions, restrictions, reservations, easements, declarations, and other matters of record or to which reference is made in the public records, and any and all conditions, easements, encroachments, rights-of-way, or restrictions that a physical inspection or accurate survey of said real property would show.

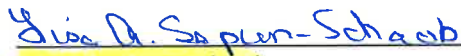
And Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor but against none other.

Dated this 5 day of JUNE 2025.

GRANTOR



Carl Schaab



Lisa Sapien-Schaab

STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 5th day of June, 2025, by Carl Schaab.



Signature of Notary Public

My commission expires on

Sep 9th 2025



STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 5th day of June, 2025, by Lisa Sapien-Schaab.



Signature of Notary Public

My commission expires on

Sep. 9th 2025

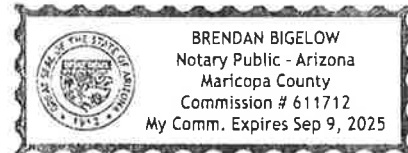


Exhibit "A" to Special Warranty Deed

Legal Description

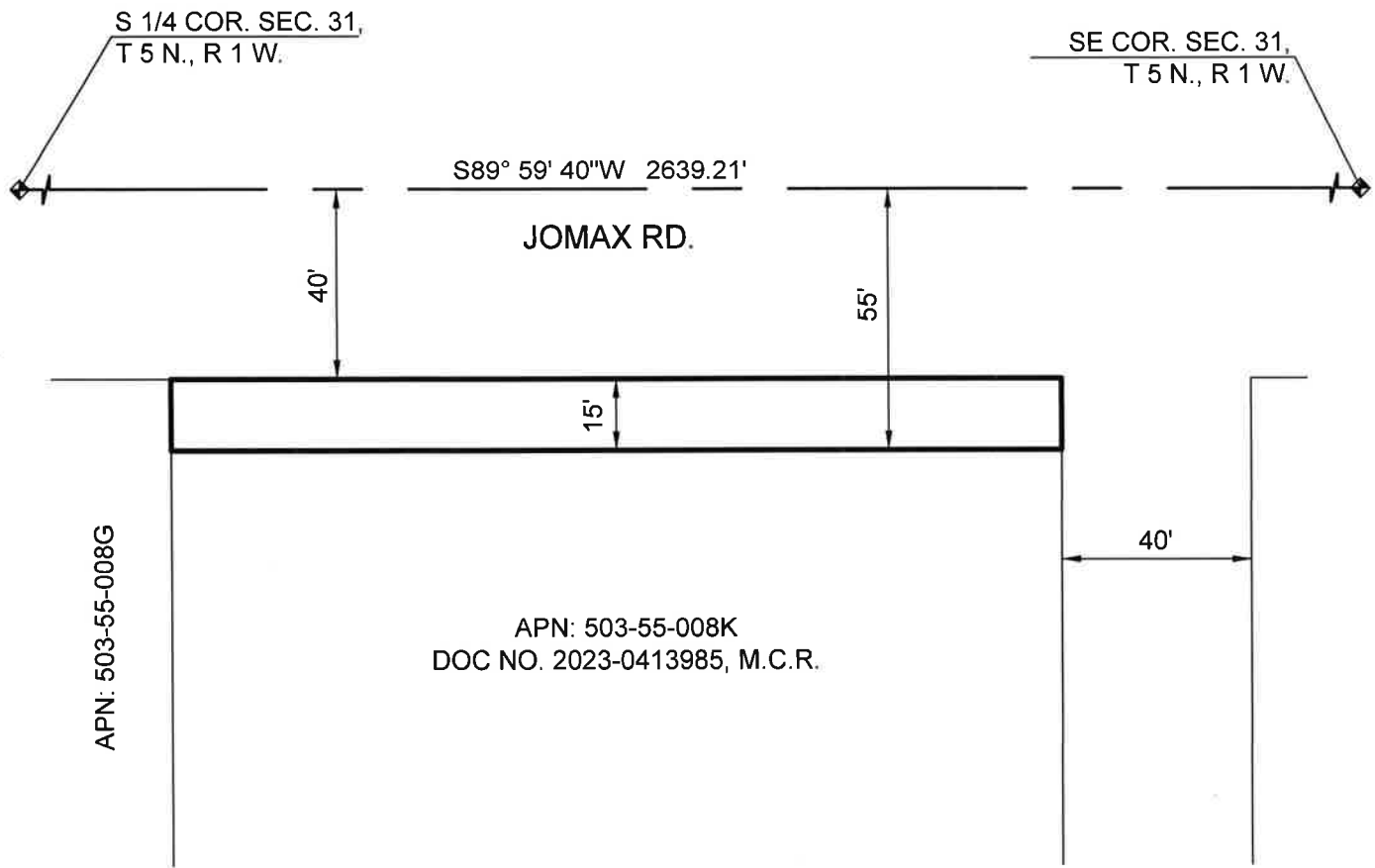
**Legal Description
For
Right of Way Dedication
APN: 503-55-008K**

Located in Northeast Quarter of Section 6, Township 4 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona;

Being the North 15.00 feet of that certain parcel of land as described in document number 2023-0413985, Maricopa County records.



Plotted: 04/10/25 - 10:29 AM. By: mragdale
File: M11231 - Hines Development-MPC-Surprise\Survey Data\Exhibit Drawings\1231 EXH ROW 503-55-008K.dwg --> EXH



Mitchell H. Ragsdale
48943
Mitchell H.
Ragsdale
4/11/25
Date Signed
ARIZONA U.S.A.



 **ATWELL**
866.850.4200 www.atwell-group.com
645 E. MISSOURI AVE., STE. 420
PHOENIX, AZ 85012
608-297-8732

EXHIBIT

RIGHT-OF-WAY DEDICATION

NOBELLA
SURPRISE, AZ

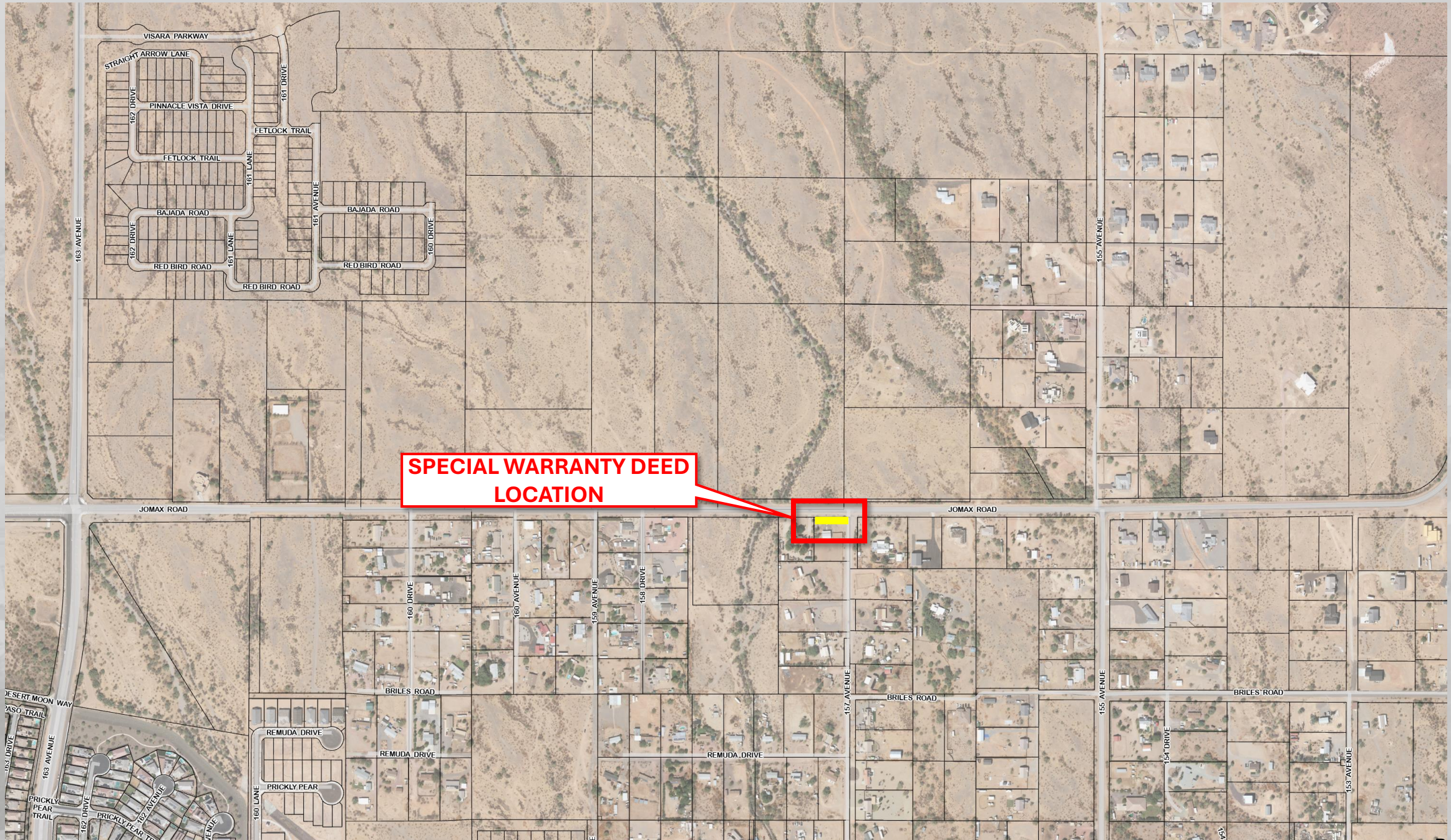
Project No. 1231
Sheet 1 of 1

Date : 4/11/25

Schaab (503-55-008K)

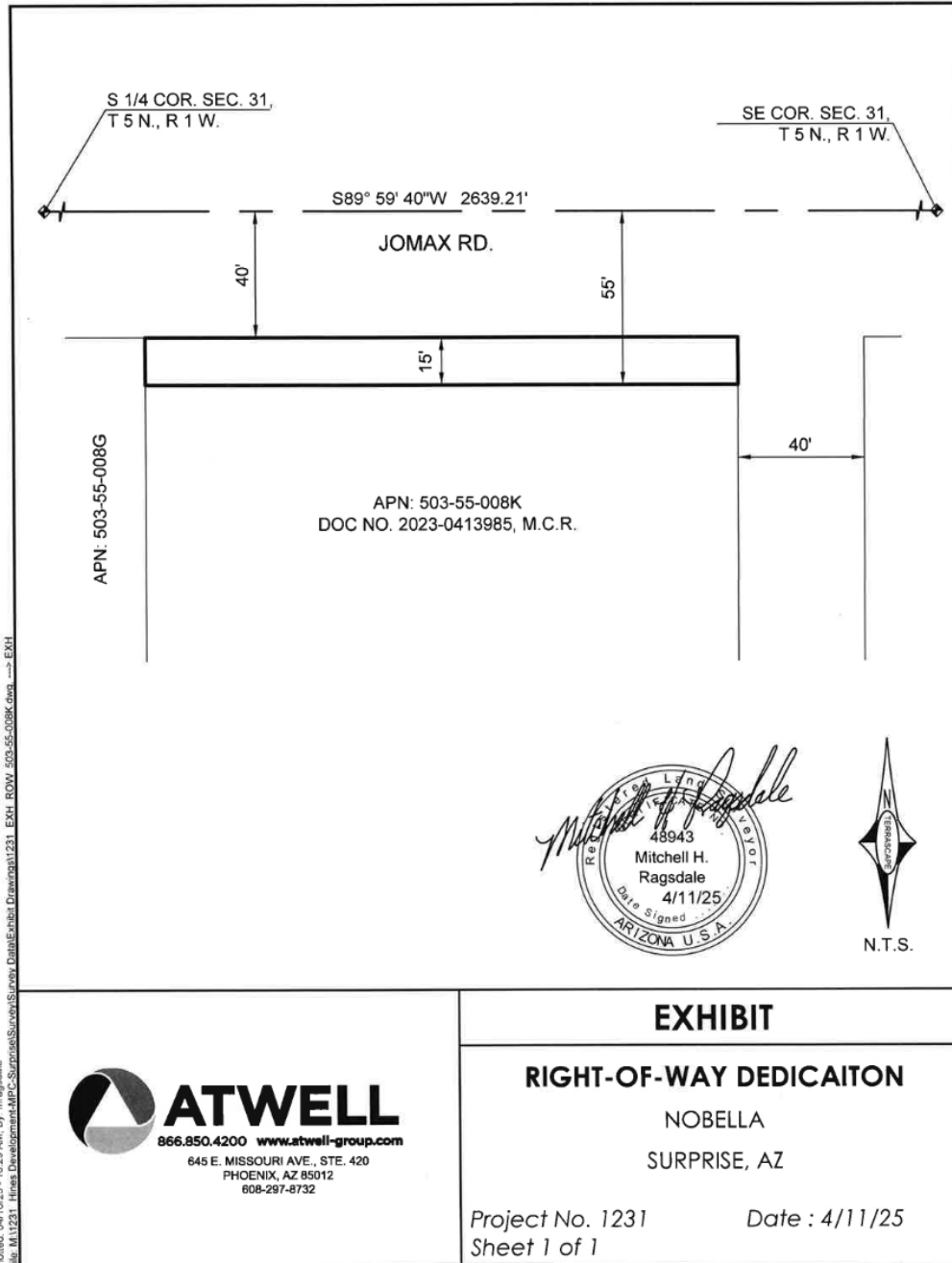
Special Warranty Deed

City Council
September 2, 2025



VICINITY MAP

Plotted 04/10/25 - 10:29 AM, By: mragdale
File: M1231_Hires_Development.MPC_SurplusSurvey_Data/Embst_Drawing1231_EXH_ROW_503-55-008K.dwg -> EXH



Questions or Comments?

THANK YOU



SURPRISE
ARIZONA



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and Action on accepting a Special Warranty Deed for dedication of Right of Way from Carl and Lisa Schaab on Jomax Road near 157th Avenue.

Motion:

I move to approve accepting a Special Warranty Deed from Carl and Lisa Schaab.

Background:

The developers of the future Nobella residential subdivision are working to acquire right of way along Jomax Road between 157th and 160th Avenues to improve the transportation and utility network in the area. The additional right of way will allow the Nobella development to widen Jomax Road to allow for additional traffic to support the ongoing development in the area.

Objective Analysis:

The acceptance of this right of way will allow the developer to improve Jomax to allow for safer traffic movements along Jomax Road going to the future Nobella development.

Policy Compliant:

Approval of this item is policy compliant and advances the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

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:

There is currently no budgetary impact related to the approval of this item.

FTE Impact:

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

ATTACHMENTS:

1. Schaab Special Warranty Deed
 2. Schaab RW Dedication 008G - CC 09.02.25
-

When recorded mail to:
City Clerk
City of Surprise
1600 N. City Center Plaza
Surprise, AZ 85374

Exempt Pursuant to ARS § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the undersigned Carl Schaab and Lisa Sapien-Schaab, ("Grantor") does hereby convey to the City of Surprise, an Arizona municipal corporation, ("Grantee") that certain real property located in Maricopa County, Arizona, more specifically described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights and privileges appurtenant thereto.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all current taxes, assessments, patent reservations, and all covenants, conditions, restrictions, reservations, easements, declarations, and other matters of record or to which reference is made in the public records, and any and all conditions, easements, encroachments, rights-of-way, or restrictions that a physical inspection or accurate survey of said real property would show.

And Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor but against none other.

Dated this 5th day of June 2025.

GRANTOR



Carl Schaab



Lisa Sapien-Schaab

Exhibit "A" to Special Warranty Deed

Legal Description

**Legal Description
For
Right of Way Dedication
APN: 503-55-008G**

Located in Northeast Quarter of Section 6, Township 4 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona;

Being the South 15.00 feet of the North 55.00 feet of that certain parcel of land as described in document number 2001-0793002, Maricopa County records.



Plotted: 04/10/25 - 10:27 AM. By: mragdale
File: M11231 Hines Development-MPC-Surprise\Survey\Drawings\1231 EXH ROW 503-55-008G.dwg --> EXH

S 1/4 COR. SEC. 31,
T 5 N., R 1 W.

SE COR. SEC. 31,
T 5 N., R 1 W.

S89° 59' 40"W 2639.21'

JOMAX RD.

40'

55'

15'

APN: 503-55-008C

APN: 503-55-008G
DOC NO. 2001-0793002, M.C.R.

APN: 503-55-008K



N.T.S.



EXHIBIT

RIGHT-OF-WAY DEDICAITON

NOBELLA

SURPRISE, AZ

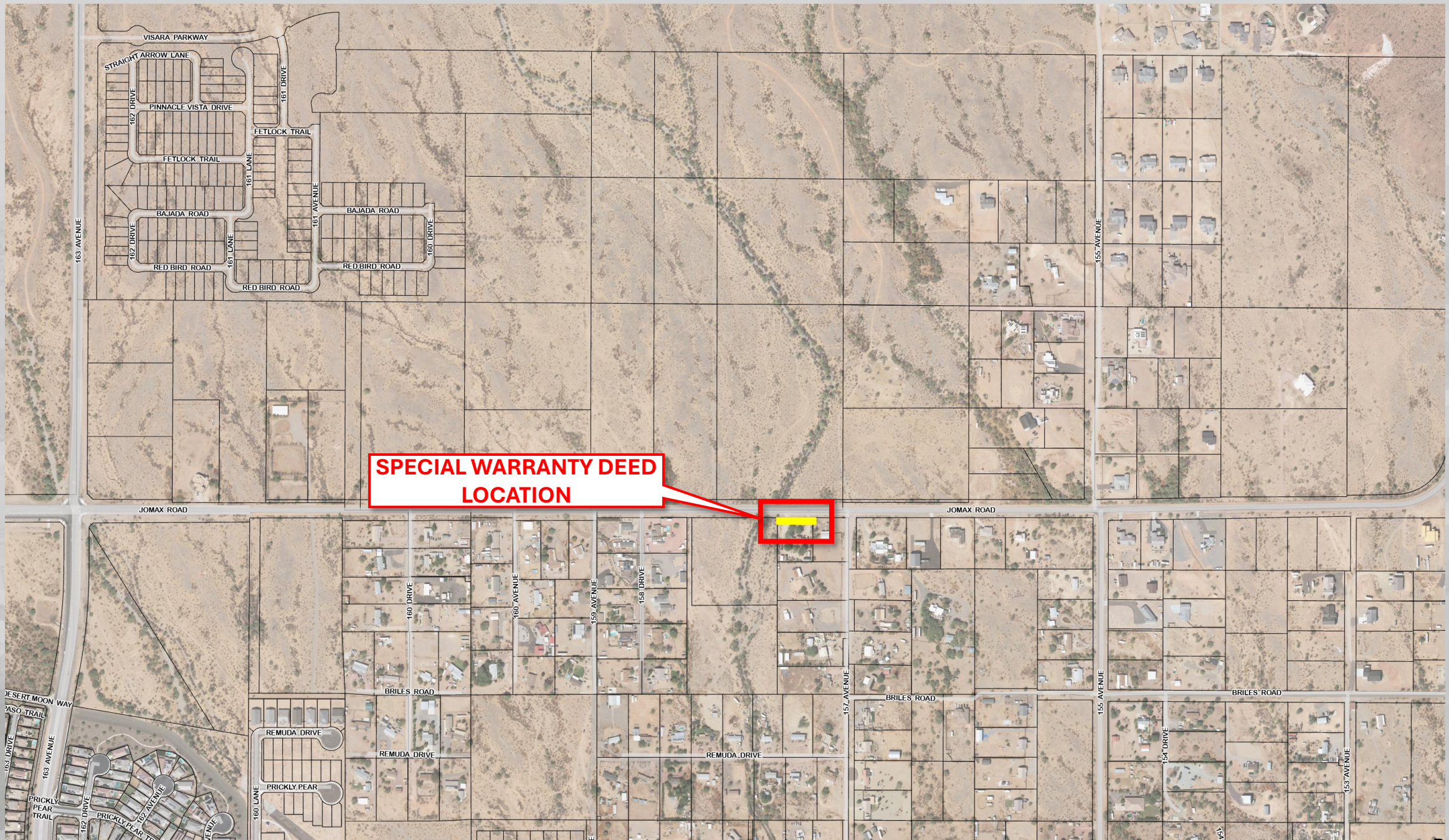
Project No. 1231
Sheet 1 of 1

Date : 4/11/25

Schaab (503-55-008G)

Special Warranty Deed

City Council
September 2, 2025



VICINITY MAP

Questions or Comments?

THANK YOU



SURPRISE
ARIZONA



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations:

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Citywide

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

Agenda Wording:

Consideration and action pertaining to acceptance of endowment funding from the Maricopa County Community College District Foundation and approval of a Fiscal Year 2026 budget amendment in the amount of \$19,500 for supportive grants for military service members, veterans, and their families; Resolution #2025-105.

Motion:

I move to approve Resolution #2025-105.

Background:

The City of Surprise sent a collaborative agreement letter to the Maricopa County Community College District Foundation (MCCCDF), which MCCCDF acknowledged on the same instrument, in April 2021 to support military service members, veterans, and their families as part of the MCCCDF/Rio Salado-West Valley Veteran Success Center. In this agreement, the City provides in-kind services in the form of space and facilities at the Surprise Resource Center for military service members, veterans and their families to obtain support services in the west valley. Staff from the Arizona Department of Veterans' Services and a HSCV Veteran Resource Navigator work out of the Surprise Resource Center assisting clients with available services. The HSCV Department Resource Center Supervisor is on-site daily to assist the Department of Veterans' Services staff and the HSCV Veteran Resource Navigator in providing services to clients.

As part of the next phase of this collaboration effort, supportive services grant funding for military members, veterans and their families is being provided by MCCCDF to be administered using City resources. Funding is provided on an annual fiscal year (July 1-June 30) basis and is determined by the MCCCDF Board of Directors. The Fiscal Year 2026 spendable amount is \$19,453 and will be distributed to the City for allowable expenses on a reimbursement basis through the MCCCDF.

Objective Analysis:

This action will allow the HSCV Department to administer funding to provide supportive services to military members, veterans, and their families.

Policy Compliant:

This item is compliant with City and Council Policy.

Financial Impact:

This one-time endowment funding provides \$19,453 to provide supportive service grants to military service members, veterans, and their families. Reimbursement for expenses will be provided to the City by MCCCDF by submitting a reimbursement form and supporting documentation. There are no match requirements to utilize this funding.

Budget Impact:

This action requires a movement of budget authority in the amount of \$19,500 from General Contingency to project G51791 in the Grants Fund to cover projected expenditures associated with providing supportive grants to military service members, veterans, and their families through the West Valley Veteran Success Center. 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. Resolution 2025-105 - MCCCDF Endowment
 2. Exhibit B-Collaborative Agreement Letter & Funding Memo
-

RESOLUTION # 2025-105

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA ACCEPTING ENDOWMENT FUNDING FROM THE MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT FOUNDATION AND AMENDING THE FISCAL YEAR 2026 BUDGET BY MOVING BUDGET AUTHORITY OF \$19,500 FROM GENERAL CONTINGENCY TO PROJECT G51791 IN THE GRANTS FUND.

WHEREAS, the City of Surprise sent a collaborative agreement letter to the Maricopa County Community College District Foundation (MCCCDF), which MCCCDF acknowledged on the same instrument in April 2021, to support military service members, veterans, and their families as part of the MCCCDF/Rio Salado-West Valley Veteran Success Center, which is attached hereto as **Exhibit B** and incorporated by reference;

WHEREAS, the City of Surprise provides in-kind services in the form of space and facilities at the Surprise Resource Center for military service members, veterans and their families to obtain support services in the west valley;

WHEREAS, Arizona Department of Veterans' Services staff work part-time, and a City Human Service and Community Vitality (HSCV) Department Veteran Resource Navigator works full-time, out of the Surprise Resource Center assisting clients with available services;

WHEREAS, a HSCV Resource Center Supervisor is on-site daily to assist the Veteran Resource Navigator and Department of Veterans' Services staff in providing services to clients;

WHEREAS, the City of Surprise desires to accept a MCCCDF endowment providing \$19,453 for Fiscal Year 2026 for supportive grants to military service members, veterans, and their families to be administered through the Surprise Resource Center;

WHEREAS, the FY2026 budget was adopted by Council Resolution #2025-71 on June 3, 2025;

WHEREAS, this action will necessitate a budget amendment; and

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

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, 2025, through June 30, 2026.

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

Jeffrey Murray, City Attorney

**RESOLUTION 2025-105
EXHIBIT A**

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$19,500 from General Contingency to project G51791 in the Grants Fund to cover projected expenditures associated with the Maricopa County Community College Endowment funding for the West Valley Veterans Success Center. 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	Human Svcs and Comm Vitality	#G51791 FY26 MCCCCF Veteran Success Center	E	-	19,500	19,500
Grants	Human Svcs and Comm Vitality	#G51791 FY26 MCCCCF Veteran Success Center	R	-	19,500	19,500
Contingency	General Operations	Contingency	E	78,797,000	(19,500)	78,777,500
Contingency	General Operations	Other	R	78,797,000	(19,500)	78,777,500
Expense Total				78,797,000	-	78,797,000
Revenue Total				78,797,000	-	78,797,000

RESOLUTION 2025-105
EXHIBIT B

Collaborative Agreement Letter & Funding Memo



CITY MANAGER'S OFFICE
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-1335

September 16, 2021

To the Maricopa County Community College District Foundation:

The City of Surprise Resource Center, Arizona Department of Veterans' Services, Rio Salado College, and the Arizona Coalition for Military Families are collaborating to engage Arizona's Be Connected Program to support service members, veterans, and their families in the West Valley.

This collaboration is a natural next-step to continue the positive impact that the MCCCDF/Rio Salado – West Valley Military and Veterans Success Center had on the community.

Currently, the partners are providing the site and specific personnel to support the effort.

- The City of Surprise is providing in-kind services in the form of a space and facilities maintenance for operations.
- The Arizona Department of Veterans' Services will be covering the cost of a part-time Veteran Benefits Counselor.
- The Arizona Coalition for Military Families will be covering the cost of coalition & Be Connected staff on a part time basis and a full-time AmeriCorps volunteer.
- The City of Surprise is providing a day-to-day site supervisor for the AmeriCorps volunteer.

The following are additional anticipated needs and we are therefore requesting supportive funding in these five areas:

- Technology to support the user experience
- Capital funds for site expansion or improvement
- Supportive grants to service members, veterans, and their families
- Targeted scholarships to MCCCDF education programs for those receiving Be Connected Career Navigation services
- Events to support community awareness of supportive services

Furthermore, the City of Surprise consents to the modification of the restriction of \$25,000 held by the Foundation, which is a portion of a \$50,000 payment made by the City to the Foundation on February 19, 2020. The modification to which the City consents is that the \$25,000 can be expended immediately and is not required to be held as part of the endowment. As acknowledged by this letter, the Foundation agrees that the amount will be expended towards the operations of the West Valley Veteran Success Center.

We are happy to provide further details as needed and appreciate your consideration of this request.



CITY MANAGER'S OFFICE
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-1335

Sincerely,

Michael T. Frazier
City Manager
City of Surprise

Acknowledgements:

Brian Spicker
President and CEO
Maricopa County Community College District Foundation

MEMORANDUM

Date: July 30, 2025

To: Danielle Osborne, Community Initiatives Supervisor, City of Surprise

From: Judy Sanchez, Interim President & CEO – Maricopa Community Colleges Foundation

CC: Casey Ralph, Senior Accountant – Maricopa Community Colleges Foundation

Re: Maricopa County Community Colleges Foundation Endowment

Background:

In April 2021, the City of Surprise, in partnership with the Arizona Coalition for Military Families, the Arizona Department of Veteran Services, Maricopa Community Colleges Foundation (MCCCCF), Northern Arizona University – AmeriCorps, and Rio Salado College, announced the opening of the new West Valley Veteran Success Center (WVWSC), located within the Surprise Resource Center. The mission of the WVWSC is to support service members, veterans, and their families in the West Valley. Current services include Veteran resource navigation by an AmeriCorps Member, Veteran Benefits Counselors, and additional supportive assistance provided by various non-profit partners.

In a letter dated September 16, 2021, MCCCCF and the City of Surprise signed and acknowledged the next phase in the WVWSC plan, which is to include supportive grants for service members, Veterans, and their families. Funding is sourced from an endowment fund, which is managed by MCCCCF and was used to establish the WVWSC.

Funding:

The spendable amount is determined on an annual Fiscal Year (July 1) basis, and is based on the spendable rate as approved by the MCCCCF Board of Directors each year. Funds can be accessed by submitting an Accounts Payable Request to the MCCCCF Fiscal Director with supporting documentation demonstrating applicable expense(s). Funds are distributed via reimbursement. The City does not provide matching funds. Any unused funds will be returned back to the corpus of the endowment fund at the end of the Fiscal Year.

In Fiscal Year 2025-2026, \$19,453.00 will be available for the City of Surprise's use.

Enclosures:

Endowment Modifications – Signed & Acknowledged
5610 Fund Agreement



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: District 4

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

Agenda Wording:

Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 353487, requested by Fakhree Mkiha Chalabee, for Cindy's Mini Market #2 for Series 10 Liquor License. Cindy's Mini Market #2 is located at 15444 Greasewood St, Surprise, AZ 85378.

Motion:

I move to recommend approval of application No. 337514 to the Arizona Department of Liquor Licenses and Control.

Background:

The City has received an application for a new Series 12 Liquor License for Pita Kitchen, located at 16853 N 145th Ave #167, Surprise, AZ 85388. The City Clerk's Office has posted the appropriate notice as required by law. No written arguments in favor of or opposed to the issuance of the license have been received by the Clerk's Office within the twenty days after the date of posting the notice.

The application has also been disseminated to the Community Development Department, Finance Department, Surprise Police Department, and Surprise Fire and Medical Department for review. Those departments have submitted memoranda which are attached to this item.

Objective Analysis:

Pursuant to state law, the City Council shall enter an order recommending approval or disapproval within sixty days after the filing of the application and shall file a certified copy of the order with the director. If the City Council recommends approval of the license a hearing before the state Liquor License Board is not required unless the director, the board or any aggrieved party requests a hearing on the grounds that the public convenience and the best interest of the community will not be substantially served if a license is issued. If the recommendation is for disapproval, a statement of the specific reasons containing a summary of the testimony or other evidence supporting the recommendation for disapproval shall be attached to the order and the state Liquor License Board will hold a hearing.

Policy Compliant:

The Liquor License process is controlled by state law. The steps taken by the City Clerk's Office and

this public hearing comply with, and fulfill the City's legal obligation under, applicable state law.

Financial Impact:

None

Budget Impact:

None

FTE Impact:

None

ATTACHMENTS:

1. CD - CINDY'S MINI MARKET #2 REPORT
 2. CINDY'S MINI MARKET #2 MAP
 3. Finance - Cindy's Mini Market #2 - 15444 W Greasewood St
 4. Fire - 15444 Greasewood St Cindys Market #2 Liquor License
 5. PD - Cindy's 353487
-



COMMUNITY DEVELOPMENT DEPARTMENT

Date: August 20, 2025
To: Kristi Passarelli, City Clerk
From: Lloyd Abrams, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**Agent, Fakhree Mikha Chalabee
Cindy's Mini Market #2
15444 N. Greasewood St.
SURPRISE, AZ. 85378**

Series 10 (New Application – Beer Wine Store)- Application # 353487

The number and series of licenses in close proximity to the subject site are:

1. Bein Venido Al Buen Paisano (Series 10) – 15601 N Greasewood St.
2. Bubba's Drive Thru (Series 10) – 15445 N. Greasewood St.
3. Circle K Store #1184 (Series 10) – 12707 W. Grand Ave.

The immediate area is comprised of residential zoning. The property is zoned SHD-RO (Surprise Heritage District – Residential Overlay). The use is legal non-conforming.

Growth is expected to remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no effect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

CINDY'S MINI
MARKET #2





MEMO

Date: 7/21/2025

To: Kristi Passarelli, City Clerk

Charles Vasquez, Deputy City Clerk

From: Courtnee Chavez, Bus Compliance Specialist

RE: Liquor License Application – Cindy's Mini Market #2 - 15444 W Greasewood St

Business License Status:

- ☐ Application link emailed on .
- ☒ License # 1003860 , current and valid for 12/31/25 .
- ☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

BUSINESS LICENSE

CITY OF SURPRISE

16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

Business Name: Cindy'S Mini Market #2 Inc
Business Location: 15444 N Greasewood St Surprise, Az 85378-4121

Description: RETAIL



Falura Khosho

Cindy'S Mini Market #2 Inc
15444 N Greasewood St
Surprise, Az 85378-4121

BUSINESS LICENSE NUMBER: 1003860
Effective Date: 01/01/2025
Expiration Date: 12/31/2025

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



July 23, 2025

To: Charles Vasquez, Deputy City Clerk
From: Keith Tanner, Fire Marshal
Subject: Liquor License Application
Applicant: Cindy's Mini Market #2
15444 Greasewood St.

On July 22, 2025, an annual fire inspection was conducted at the above referenced location to ensure compliance with the applicable fire codes within the tenant space.

This tenant space has some outstanding fire code violations that will need to be corrected however they will be handled through the normal channels and will not interfere with the liquor license application.

Therefore we have no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: August 15, 2025

Application Number- 353487
New Application – Beer & Wine Store
Series 10
License Number- INP070034052

APPLICANT:

CINDY'S MINI MARKET
15444 N Greasewood St.
Surprise, Arizona 85378

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Cindy's Market is a convenience market that primarily serves patrons of all ages from the surrounding community.
- 2) ***Effect of vehicular traffic in proximity.***
There should be no effect on vehicular traffic in proximity with the addition of this liquor license
- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***
No liquor violations in the past five years. There were 41 incidents in five years related to this address. Many were self-initiated by the police for traffic stops and welfare checks. There were no incidents related to the actual business.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in proximity.***
There is one other business in immediate vicinity with a liquor license.
- 5) ***Appropriateness of series license requested.***
This series of license request is appropriate for this convenience store.

Submitted by Officer M. Ortega #2036



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: District 1

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

Agenda Wording:

Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 352173, requested by Maria Danielle Burgess, for Circle K #9596 for Series 10 Liquor License. Circle K #9596 is located at 16180 W Jomax Rd, Surprise, AZ 85387.

Motion:

I move to recommend approval of application No. 337514 to the Arizona Department of Liquor Licenses and Control.

Background:

The City has received an application for a new Series 12 Liquor License for Pita Kitchen, located at 16853 N 145th Ave #167, Surprise, AZ 85388. The City Clerk's Office has posted the appropriate notice as required by law. No written arguments in favor of or opposed to the issuance of the license have been received by the Clerk's Office within the twenty days after the date of posting the notice.

The application has also been disseminated to the Community Development Department, Finance Department, Surprise Police Department, and Surprise Fire and Medical Department for review. Those departments have submitted memoranda which are attached to this item.

Objective Analysis:

Pursuant to state law, the City Council shall enter an order recommending approval or disapproval within sixty days after the filing of the application and shall file a certified copy of the order with the director. If the City Council recommends approval of the license a hearing before the state Liquor License Board is not required unless the director, the board or any aggrieved party requests a hearing on the grounds that the public convenience and the best interest of the community will not be substantially served if a license is issued. If the recommendation is for disapproval, a statement of the specific reasons containing a summary of the testimony or other evidence supporting the recommendation for disapproval shall be attached to the order and the state Liquor License Board will hold a hearing.

Policy Compliant:

The Liquor License process is controlled by state law. The steps taken by the City Clerk's Office and

this public hearing comply with, and fulfill the City's legal obligation under, applicable state law.

Financial Impact:

None

Budget Impact:

None

FTE Impact:

None

ATTACHMENTS:

1. Circle K 9596 Map
 2. Finance - Circle K #9596 - 16180 W Jomax Rd
 3. Fire - 16180 W Jomax Rd Circle K 9596 Liquor License
 4. PD - Circle K 352173
 5. CD - Circle K 9596 Report
-

Circle K 9596

STATE LAND

R-2
PUD

R-1
PUD

R-2
&
R-3

RR

PAD
LEGACY
VILLAGE

SITE

C-2

RR

UNINCORPORATED
MARICOPA COUNTY

PAD
DESERT
OASIS

PAD
ASANTE

R-2
PUD



MEMO

Date: 7/21/2025

To: Kristi Passarelli, City Clerk

Charles Vasquez, Deputy City Clerk

From: Courtnee Chavez, Bus Compliance Specialist

RE: Liquor License Application – Circle K #9596 - 16180 W Jomax Rd

Business License Status:

- ☒ Application link emailed on 7/21/25 .
- ☐ License # , current and valid for .
- ☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



July 22, 2025

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Circle K #9596
16180 W Jomax Rd

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above referenced location within the last few months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. Therefore, fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: August 15, 2025

Application # 314540
New License/Corporation

APPLICANT:

Circle K Store #9596
16180 W Jomax Road
Surprise, Arizona 85387

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Circle K is a full-service convenience market and gas station that primarily serves patrons of all ages from the surrounding communities and general public.
- 2) ***Effect of vehicular traffic in close proximity.***
The roads around this future location are currently being widened to accommodate the anticipated growth for the surrounding area and should be adequate for Circle K.
- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***
N/A.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
The business hours of operation is open 24 hours a day. There are plans for a shopping plaza in the immediate area under construction, however nothing is completed at this time.
- 5) ***Appropriateness of series license requested.***
This license request is appropriate for this Circle K store.

Submitted by Officer M. Ortega #2036



COMMUNITY DEVELOPMENT DEPARTMENT

Date: July 21, 2025
To: Kristi Passarelli, City Clerk
From: Lloyd Abrams, Community Development Director
Dan Johnson, Zoning Specialist
Re: Liquor License Application for:

AGENT, Maria Daniella Burgess
Circle K #9596
16180 W Jomax Rd
Surprise, Arizona 85387

NEW SERIES 10 (New Application – Beer Wine Store) – Application # 352173

The number and series of licenses in close proximity to the subject site are:

1. None

The immediate area is comprised of residential zoning. The property is zoned C-2 Community Commercial, which is consistent with the proposed use.

Commercial and residential growth is expected.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 2, 2025
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations:

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Citywide

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

Agenda Wording:

Discussion pertaining to the potential division of the Veterans, Disability & Human Services Commission into two commissions with one focusing on veterans and the other on disabilities and human services.

Motion:

N/A

Background:

Councilmember Haney, as chair of the Surprise City Council Boards and Commissions subcommittee, introduced the idea of having a stand-alone Veteran Advisory Commission since there is so much interest from commission applicants wishing to serve Veterans specifically on the Veterans, Disability & Human Services Commission. The idea is to split the existing Veteran, Disability & Human Services Commission into two separate commissions, providing more opportunity for residents to serve and to allow for greater focus on the areas each new commission will cover.

Objective Analysis:

This is a discussion item only, to discuss with the City Council the Boards and Commissions Subcommittee's suggestion of splitting the Veteran, Disability & Human Services Commission into two separate commissions.

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

There is no anticipated financial impact related to this item.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:
