



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 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

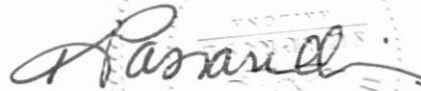
ATTEST:



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

