



CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
 Tuesday, September 16, 2025 @ 4:30 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Regular City Council Work Session Agenda

CONSENT AGENDA:

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|---|
| 1. | Citywide | Overview of the Bacarra Project | Lloyd Abrams
Community
Development |
| 2. | Citywide | Flock ALPR Camera System Overview | Evan Becher
Police |
| 3. | Citywide | Presentation and discussion regarding the Water Resource Management Department Strategic Plan. | Michael Boule
Water Resource
Management |
- E. 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).

F. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, September 11, 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 Work Session

Council Meeting Date: September 16, 2025

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Overview of the Bacarra Project

Motion:

None, discussion only

Background:

The purpose of this agenda item is to provide the City Council and community with an informational overview of the Bacarra Project.

Objective Analysis:

To provide an overview of the Bacarra Project.

Policy Compliant:

This item is policy compliant

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS:

1. Project Baccara Information (Added 9/15/25)
-

WELCOME

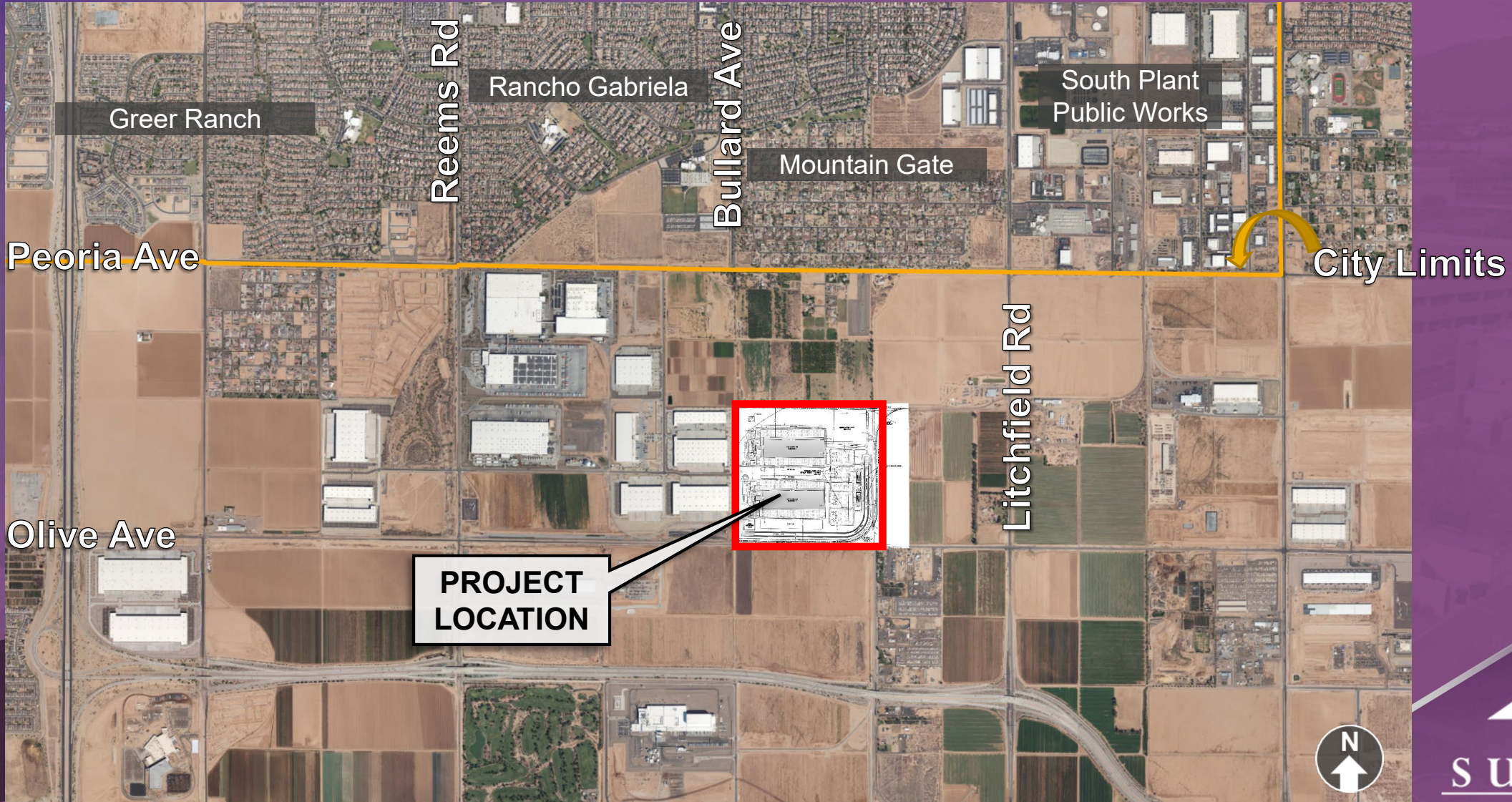
Project Baccara Information

City Council Work Session 09/16/2025



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Project Location



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Project Overview.

- **Two two-story data center buildings**

Approximate footprint: 500,000 sq. ft. each

Combined total: 1,000,000 sq. ft.

- **On-site electric generation facilities**

18 natural gas-fired combustion turbine (CT) units

Capacity: 38.9 MW each

Combined generation capability: 700 MW

Backup fuel: Propane (with on-site storage for emergency use)

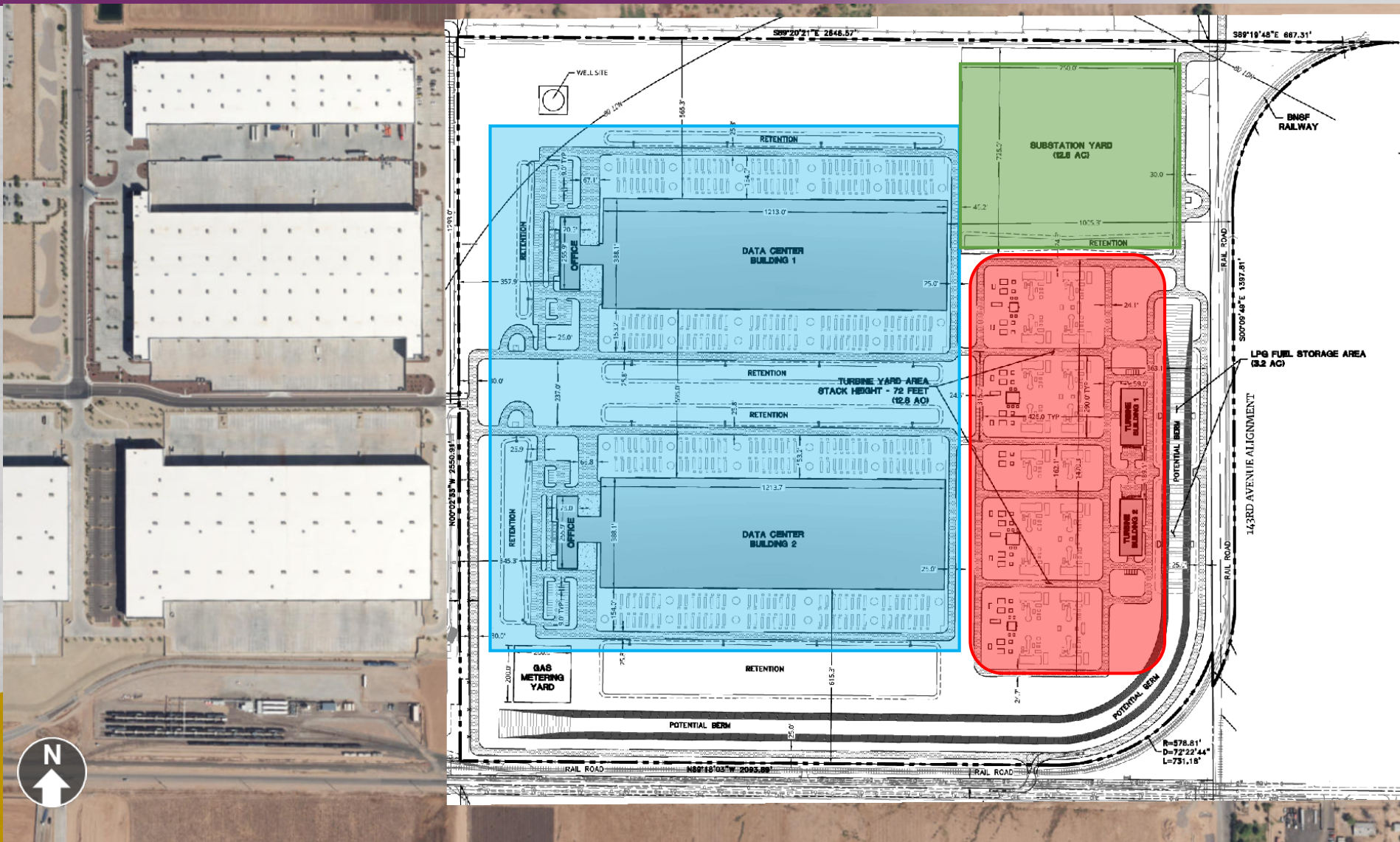
Diesel generation: Available for emergency startup of CT units

- **Substation Yard**

Supports interconnection with the existing APS
(Arizona Public Service) transmission system



Project Site Plan



Data Center Buildings

Generation Facilities

Substation



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Project Info

- **Current Status**

- **Zoning – IND-3 IUPD (Industrial Unit Plan of Development), which allows flexibility for unique industrial projects.**

- **Request of County**

- **Military Use Permit**

- **Variances from Zoning Regulations**

- **Building Height**
- **Parking Requirements**



City's Request

The City of Surprise has requested the following studies and reports as part of the review process:

- Air Quality Report
- Noise Study
- Ground Fissure Analysis
- Subsidence Study
- Transportation Impact Analysis (TIA)

An Emergency Management Plan was requested, as the City of Surprise will be the closest responder for incidents.



Project Next Steps

Maricopa County Process

- **Agency Review (currently in progress)**
- **Planning and Zoning Commission Hearing**
- **Planning Commission Decision**
- **Board of Supervisors Hearing**
- **Board of Supervisors Decision**



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Questions or Comments?

THANK YOU



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CITY OF SURPRISE
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Council Meeting Date: September 16, 2025
Submitting Department: Police
Staff Recommendations: None

Contact Person: Evan Becher, POLICE CHIEF
District: Citywide

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

Agenda Wording:

Flock ALPR Camera System Overview

Motion:

None, discussion only

Background:

Flock Automated License Plate Ready (ALPR) cameras are used by many municipalities across the country as a tool to enhance public safety. The system captures still images of license plates and vehicle characteristics, which can assist law enforcement in locating stolen vehicles, supporting Amber Alerts, and investigating crimes.

Objective Analysis:

To increase public awareness and transparency regarding the potential use of ALPR technology as a crime prevention and investigative tool.

Policy Compliant:

This item is within policy

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:



CITY OF SURPRISE
Regular City Council Work Session

Council Meeting Date: September 16, 2025
Submitting Department: Water Resource Management
Staff Recommendations: None

Contact Person: Michael Boule, Director
District: Citywide

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

Agenda Wording:

Presentation and discussion regarding the Water Resource Management Department Strategic Plan.

Motion:

NA

Background:

On June 17, 2025, the City Council adopted their Strategic Plan outlining their framework for focusing resources, guiding policy, and supporting deliberate and sound budgetary decisions with a shared goal of making Surprise a sustainable, vibrant place for residents, businesses, and visitors- today and into the future. As part of the Strategic Plan, the Council identified priority areas and goals that will advance each priority. One of the priorities identified is Water. This presentation will identify how the Water Resource Management Department will execute specific elements identified in the strategic plan.

Objective Analysis:

NA

Policy Compliant:

This item is policy compliant.

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:

1. WRM Strategic Plan Template



Water Resource Management Strategic Plan

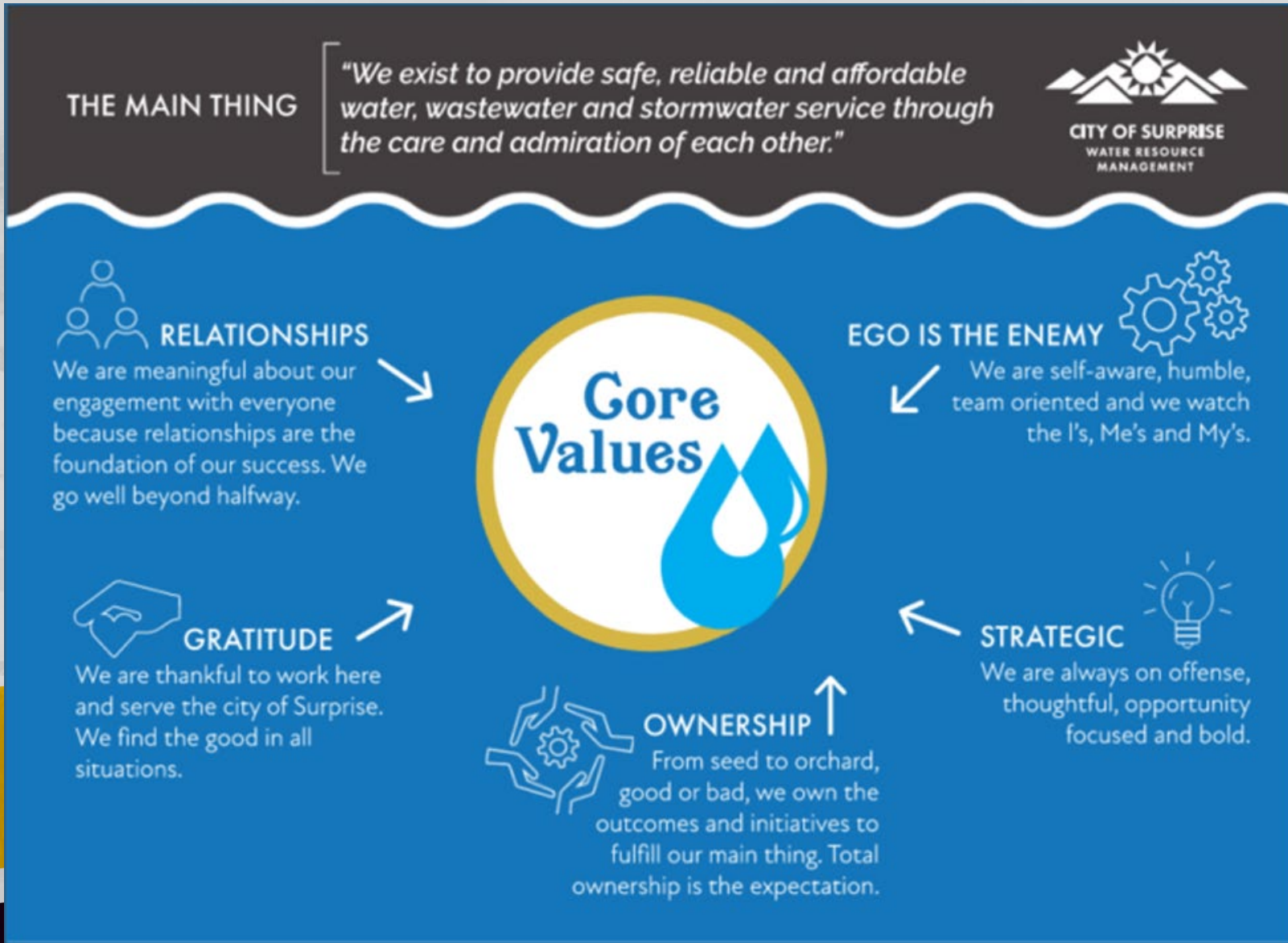
Michael Boule

September 16, 2025



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Mission Statement



Department Overview

- Water Operations & Maintenance
- Wastewater Operations & Maintenance
- Water Resources & Environmental
- Electrical, Instrumentation & Controls
- Wastewater & Stormwater Collections
- Business Services



Strategic Priorities Alignment

- Council Priorities

- Public Safety
- Transportation
- Community Experience
- Fiscal Responsibility
- Economic Development
- Government Transparency
- **Water**

- Department Alignment

- The Department is committed to strengthening water resilience by diversifying water sources, advancing conservation initiatives, ensuring regulatory compliance, and planning for sustainable growth.



Department Strategic Goals & Policies



Strategy 7.1: Continue to support a resilient water supply to ensure current and future needs are met.

- To ensure enough reserves are in place to meet present and future water demands of the City of Surprise, the City will acquire water assets to maintain the following minimum asset balances: Renewable & Credits
- The City will require developers of land within Surprise service areas, via Development Agreement, to acquire water rights and transfer them to the City upon completion of the development project.



Strategy 7.2: Promote water conservation

- The City will support the development of innovative water conservation technologies to reduce the use of water and will utilize current technologies to monitor efficiencies of the City's water systems.
- The City will provide education and outreach through the use of the City's water conservation program emphasizing conservation and efficient water use.



Strategy 7.3: Ensure the city is positioned to maintain a safe and sustainable water supply.

- Maintain the City's Designation of Assured Water Supply



Strategy 7.4: Plan responsibly to meet the needs of continued growth.

- The City will prepare a Water Resource Master Plan every 5-years to provide a guide for quantifying the long-term needs for water resources.



Key Projects & Initiatives for Fiscal Year 26

- Water Resource Master Plan Update (7.3, 7.4)
 - Initiated June 2025
 - Data collection phase
 - Complete in Fall 2026
- Connect 10 water facilities to the fiber optic network which will significantly enhance cyber security. (7.3)
 - Construction underway, 4 connections complete
 - Ongoing construction and design
- Deploy 60 Hydrant AI modules to monitor real-time water flow, pressure and leak detection.
 - 30 active
 - Ongoing installations, complete FY27
- Design two water supply interconnects for emergency preparedness.
 - One under design, one being scoped
 - Complete FY27

Conservation Initiative	Fiscal Year 2026 Target
Smart Irrigation Controller Rebate	150 rebates
Xeriscape Installation Rebate	10 rebates
Turf Removal Rebate	250,000 Square Feet
Water Conservation Classes	25 classes
Leak Alert Assistance	3,000 customers



Challenges & Opportunities

- Challenges:

- Post 2026 Colorado River allocation negotiations
- Rate study assumptions
- Ever-changing local/federal water resource and quality rules
- Operator staffing

- Opportunities:

- Regional partnerships and projects
- Water supply augmentation options
- Technology focused
- Nimble & responsive
- Grant funding



Questions or Comments?

THANK YOU



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