



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

Tuesday, November 4, 2025 @ 6:00 PM  
COUNCIL CHAMBERS  
**Amended on 11/3/25\***

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

G. Regular City Council Meeting Agenda

CONSENT AGENDA:

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| 1. | Internal   | Consideration and action to approve the October 21st, 2025 City Council Work Session, Regular City Council Meeting, and Executive Session Minutes.   | Kristi Passarelli<br>City Clerk          |
| 2. | District 1 | Consideration and Action on approving a Temporary Sewer Line Easement from Courtland Homes Inc., 172 <sup>nd</sup> Avenue and north of Pinnacle Peak Road.   | Lloyd Abrams<br>Community<br>Development |
| 3. | District 1 | Consideration and action abandoning a varying width right-of-way for approximately 22,770 square feet of right of way comprised of Pinnacle Peak Road, between 173 <sup>rd</sup> Avenue and 172 <sup>nd</sup> Avenue; Resolution 2025-129. | Lloyd Abrams<br>Community<br>Development |
| 4. | District 1 | Consideration and Action to dispose of a portion of public roadway (Dove Valley Road) within Section 15, Township 5 North Range 3 West generally located at 228 <sup>th</sup> Drive and Dove Valley Road; Resolution #2025-38.             | Lloyd Abrams<br>Community<br>Development |
| 5. | District 1 | Consideration and action vacating the City interest in a highway easement of approximately 50,057 square feet of right of way comprised of 163 <sup>rd</sup> Avenue and Happy Valley Road; Resolution 2025-90.                             | Lloyd Abrams<br>Community<br>Development |
| 6. | District 1 | Consideration and Action vacating the City interest in 1.73 acres of right-of-way comprised of 175 <sup>th</sup> Avenue north of Greenway Road; Resolution 2025-130.   | Lloyd Abrams<br>Community<br>Development |

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| 7.  | District 1 | Consideration and Action on accepting a Special Warranty Deed from Parcel B2 at Desert Oasis LLC, for parcel 503-73-171 along 163rd Avenue at Jomax Road.  | Lloyd Abrams<br>Community<br>Development |
| 8.  | Citywide   | Consideration and action pertaining to authorizing acceptance of a grant award from the Arizona Department of Public Safety to provide services to crime victims and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of \$130,700; Resolution #2025-128. | Evan Becher<br>Police                    |
| 9.  | District 1 | Consideration and action pertaining to the approval of the North Copper Canyon Village Parcel 2B.1 Alternative Assurance Agreement. City case number FS25-0193; Resolution #2025-126.  | Kristin Tytler<br>Public Works           |
| 10. | District 1 | Consideration and action pertaining to the approval of the Visara Phase 2 Alternative Assurance Agreement. City case number FS24-0495; Resolution #2025-104.   | Kristin Tytler<br>Public Works           |

REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 11. | District 5 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 361764, requested by Camila Alarcon, for Head Right Brewing Company located at 14312 W Waddell Rd, Surprise, AZ 85379 for a new Series 12 Liquor License.    | Kristi Passarelli<br>City Clerk                            |
| 12. | District 1 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 358350, requested by Guillermo Vega Gomez, for El Rey De Los Ostiones 2 located at 19194 W Gordon Way, Wittman, AZ 85361 for a new Series 12 Liquor License. | Kristi Passarelli<br>City Clerk                            |
| 13. | Citywide   | Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to update the Surprise Municipal Code relating to noise and construction start times. Ordinance # 2025-17. Case FS25-0482.  | Trevor Fleetham<br>Mindy Davis<br>Community<br>Development |
| 14. | Citywide   | Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to update the Surprise Municipal Code relating to middle housing. Ordinance # 2025-18. Case FS25-0481.  | Trevor Fleetham<br>Mindy Davis<br>Community<br>Development |
| 15. | Citywide   | Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to update the Surprise Municipal Code relating to administrative approvals. Ordinance # 2025-21. Case FS25-0479.  | Trevor Fleetham<br>Mindy Davis<br>Community<br>Development |
| 16. | Citywide   | Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to modify residential development standards. Case FS24-1275. Ordinance #2025-19.  | Trevor Fleetham<br>Community<br>Development                |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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| 17. | Citywide   | Presentation and discussion from Maricopa Association of Government (MAG) pertaining to the status of the Grand Avenue Corridor Study.                  | Jodi Tas<br>City Manager Office          |
| 18. | District 1 | Consideration and action pertaining to acceptance of Drainage Easement from Parcel B2 at Desert Oasis LLC. for roadway improvements along 163rd Avenue. | Lloyd Abrams<br>Community<br>Development |

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| 19. | District 1 | Consideration and Action on accepting a Special Warranty Deed from Dakota Creek at Desert Oasis LLC. for parcel 503-73-170 along 163rd Avenue and Jomax Road.  | Lloyd Abrams<br>Community<br>Development |
| 20. | District 1 | Consideration and action pertaining to acceptance of Drainage Easement from Dakota Creek at Desert Oasis LLC. for roadway improvements along 163rd Avenue and Jomax Road.                                    | Lloyd Abrams<br>Community<br>Development |
| 21. | Internal   | Consideration and action pertaining to approval of an Employment Agreement with Andrea Davis, appointing her as City Manager effective on November 29, 2025, pursuant to Surprise Municipal Code Sec. 2-120. | Human Resources                          |

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

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|-----|----------|--|-------------------|
| 22. | Internal | Consideration and action to recess into executive session pursuant to A.R.S. § 38-431.03(A)(1) to discuss or consider Andrea Davis' employment/appointment options for the position of the City Manager.                     | Mayor and Council |
| 23. | Internal | *Consideration and action to recess into executive session pursuant to A.R.S. § 38-431.03(A)(1) to discuss succession planning options for the position of the City Manager and staffing for the office of the City Manager. | Mayor and Council |

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

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KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, October 30th, 2025 @ 4:00 PM  
\*Amended Agenda Posted on Monday, November 3rd, 2025 @ 3:15 PM

**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.**