



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

Tuesday, November 4, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of November 4th, 2025 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Ray Grimm, led in the Invocation.

B. Roll Call

In attendance with Mayor Sartor were Vice Mayor Jack Hastings, Council members Chris Judd, Earle Greenberg, Patrick Duffy, Johnny Melton and Nick Haney.

C. Pledge of Allegiance

Calibre Academy led in the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

Mayor Sartor recognized Epcor Water for obtaining the designation of assured water supply for the Aqua Fria District.

E. City Manager Report

City Manger, Bob Wingenroth, presented Recreation Coordinator, Shelby Fenwick. Shelby introduced the Surprise Youth Council Members.

Braedan Aftanski, Paradise Honors

Emma Tran, Paradise Honors

2. City Manager sub-text

3. Reports

F. City Clerk Report

4. Reports

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Motion: To Approve

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

1. Consideration and action to approve the October 21st, 2025 City Council Work Session, Regular City Council Meeting, and Executive Session Minutes.
2. Consideration and Action on approving a Temporary Sewer Line Easement from Courtland Homes Inc., 172nd Avenue and north of Pinnacle Peak Road.
3. 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 173rd Avenue and 172nd Avenue; Resolution 2025-129.
4. 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 228th Drive and Dove Valley Road; Resolution #2025-38.
5. Consideration and action vacating the City interest in a highway easement of approximately 50,057 square feet of right of way comprised of 163rd Avenue and Happy Valley Road; Resolution 2025-90.
6. Consideration and Action vacating the City interest in 1.73 acres of right-of-way comprised of 175th Avenue north of Greenway Road; Resolution 2025-130.
7. 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.
8. 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.
9. 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.
10. Consideration and action pertaining to the approval of the Visara Phase 2 Alternative Assurance Agreement. City case number FS24-0495; Resolution #2025-104.
6. REGULAR AGENDA ITEM - PUBLIC HEARING:
11. 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.

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

12. 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.

The Applicant came to present on this item.

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

13. 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.

Trever Fleetham, and Mindy Davis came to present this item. They talked about the Background, Summary of Changes for HB2447, Admin Approvals, City Code, Fees, Middle Housing, the Square Mileage, and Noise & Construction Start Times.

Mindy talked about Summary of Changes for SB1182, Housing Design Plans, Sober Living Homes, Neighborhood Outreach, Planning & Zoning Commission, Text Amendment Timeline, and Action.

Councilmember Melton, asked about the concrete pour times and if this was the only portion of the text changed? Mindy said it was and to align the noise and vibration standards. Councilmember Melton said he doesn't think this would be an issue.

Councilmember Greenberg, asked about who needs to have sprinklers? Trever said that the middle housing structures wouldn't be required to have them. Councilmember Greenberg asked if it was multifamily? Trever said it was.

Motion: To Approve
Initiated By: Patrick Duffy
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

14. 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.

Motion: To Approve
Initiated By: Johnny Melton
Seconded By: Patrick Duffy

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

Vote Result: Passed

15. 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.

Motion: To Approve
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

16. 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.

Trever Fleetham, and Mindy Davis, came to present this item. They talked about the Background, Affected Codes, Summary of Changes, Neighborhood Outreach, and Recommendation.

Councilmember Greenberg, asked about casitas and the Grand CCRs and City requirements. Trever said that this doesn't address those types of dwellings and the text amendments would only address hard zones.

Councilmember Melton, asked about the setback requirements for R2? Trever said that some of them are clarifications, some are reductions. He talked about the proposal suggesting five feet for both sides. Melton asked if there was any feedback? Trever said there was none.

Mayor Sartor, asked if this was going to create more density? Trever said that it wouldn't and there are other areas in code that restrict density.

Councilmember Haney, asked if this was just to allow for variety? Trever said that it was. Councilmember Haney, asked if they were trying to adjust the type of products they bring into the market? Lloyd said it was trying to make the affordability. Councilmember Haney said the goal is to encourage ownership rather than renting.

Councilmember Duffy, asked what the two feet difference is stopping? Trever asked the applicant to present. Jeff Blilie came on behalf of the applicant and talked about the two feet difference. Councilmember Duffy wanted to clarify if this was adding more homes? Jeff said it wasn't. He further talked about making products that can be sold and not rented.

Vice-Mayor Hastings, talked about the cost of housing. He asked what would the best way to sum this up? Trever said that this is a refinement of the code to allow for greater variety of home

products in today's market that builders are wishing to build.

Motion: To Approve

Initiated By: Jack Hastings

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

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

17. Presentation and discussion from Maricopa Association of Government (MAG) pertaining to the status of the Grand Avenue Corridor Study.

Intergovernment Relations Director, Jodi Tas, introduced John Bullen, and Bradlee Williams from Maricopa Association of Government. They talked about the Study Area, Study Purpose, Background, Stakeholders, BNSF Considerations, Background Schedule, Public Open House, Key Findings, Growth, Existing Congestion, Demand for Loop 303 Interchanges, General Plan Road Network, Virtual Public Meeting, Recommendations, Access to Loop 303 from US 60.

Councilmember Melton, asked about the proposed changes at 163rd, he asked about westbound 60 heading to the 303? Bradlee, said that there would be elevated intersection with light that would work. John talked about the proposed road usage for the intersection.

Bradlee continued to talk about the Recommendations to Access Loop 303 Interchanges, Access Management Along US 60, Summary of Recommendations, and the Schedule.

Councilmember Judd, asked about the implementation schedule and if the plan would change between now and the final report? Bradlee said that he expects fine tuning. Councilmember Judd, said he would like to see immediate participation from the City to protect the plans presented.

Councilmember Melton, asked how many at grade crossings there are now? Bradlee said there are 3-4 depending on how you define them.

Councilmember Duffy, asked about step three and the major upgrades? He asked if they would still be stopping at a stoplight when getting off west on 60? Bradlee said that is right but the traffic would be lower. John talked about the general reduction of time and the impact it has.

Councilmember Duffy asked why they have to stop at all? Bradlee said it was very expensive. John talked about the volume of traffic coming from 163rd to the 303, he said that this would help separate the movements and that the concept works very well. Bradlee said that traffic would get through in one cycle. John talked about the right solutions for the area. Councilmember Duffy talked about the potential for the number of trucks that could stop at that stoplight from the upcoming industrial developments.

Councilmember Haney, talked about the partnership with MAG. He talked about the urgency for action. He asked about the purpose of the study and why they take so long? Bradlee said that it is a complicated problem, and that they had to get all the information to find the solution. He talked about the design process and the length involved. John thanked for all the effort from the City towards this issue. Councilmember Haney, asked about the change coming for this problem. He asked if it was typical for two years of design for projects? John said that two years is fairly standard, but that current efforts have likely shaved a year or two off the project due to efforts. Councilmember Haney asked how many cars would be removed from Grand Ave? Bradlee said it would take more than 10 thousand off the road. Councilmember Haney, asked about the 2050

timeline and the rate of growth and how it's being calculated? Bradlee said that they have a group that determines it. Councilmember Haney asked if it was based on lots? Bradlee said it was based on what every city is currently dealing with from the development community. John talked about the size in 2020 and the growth in the last 5 years. Councilmember Haney talked about the the timeline conflicting with the expected growth and asked what parameters could be placed to protect the proposals. He expressed his concerns about public safety within the region.

Mayor Sartor, talked about some of the roads that will have to be funded in the future.

18. Consideration and action pertaining to acceptance of Drainage Easement from Parcel B2 at Desert Oasis LLC. for roadway improvements along 163rd Avenue.

Community Development Director, Lloyd Abrams, came to present this item. He talked about the Vicinity Map, and Exhibit.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Johnny Melton

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

Vote Result: Passed

19. 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, came to present this item. He talked about the Vicinity Map, and Exhibit.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Jack Hastings

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

Vote Result: Passed

20. 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, came to present this item. He talked about the Vicinity Map, and Exhibit.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Jack Hastings

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

Vote Result: Passed

21. 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.

Motion: To Enter Executive Session

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

Council went into Executive Session at 7:53 PM

Meeting reconvened at 8:04 PM

Councilmember Judd talked about appointing Andrea.

Vice-Mayor Hastings, talked about Bob assembling a great team.

Mayor Sartor, talked about the selection process.

Motion: To Appoint Andrea Davis at City Manager

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

Andrea Davis thanked council for their support.

K. Executive Session

8. Executive Session Items

22. 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.
23. *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.

Motion: To Enter Executive Session

Initiated By: Chris Judd

Seconded By: Earle Greenberg

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

Greenberg
No: None
Abstain: None

Vote Result: Passed

Meeting went into executive session at 8:09 PM

Meeting reconvened at 8:28 PM

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

I. Other Business and Future Agenda Items

Vice-Mayor Hastings, wanted to talk about councilmembers adding items within 24 hours.

Mayor Sartor, asked about the awards and recognition? Vice-Mayor Hastings, talked about previous examples and the honorary leaders task force.

H. Call To The Public

Roy Dunbar, a Surprise Resident, came to talk about opposition for Project Baccara.

J. City Council Reports

Councilmember Haney, talked about his upcoming community meeting.

Councilmember Greenberg had nothing.

Councilmember Duffy had nothing.

Councilmember Melton talked about the OTS movie night.

Vice-Mayor Hastings had nothing.

Councilmember Judd, talked about the upcoming Veterans Day Parade.

Mayor Sartor, talked about the shirts for the upcoming parade.

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 8:38 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, November 4, 2025.**



Kristi Passarelli, City Clerk