CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 7, 2026 @ 6:00 PM
COUNCIL CHAMBERS
Agenda Amended on 4/6/26*

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

Eagle Scout Achievement - Dresden LeMoine

Water Awareness Month Mayoral Proclamation

Fair Housing Mayoral Proclamation

E. City Manager Report

F. City Clerk Report

Election Update

G. Regular City Council Meeting Agenda

CONSENT AGENDA:

1.	Citywide	Consideration and action to approve the minutes of the March 3, 2026, Regular City Council Meeting.	Kristi Passarelli City Clerk
2.	Citywide	Consideration and action pertaining to approval of a Fiscal Year 2026 budget amendment by moving budget in the amount of $405,000 from Contingency to Project P71530, Circle City Enhancements, within the Water Utility Capital Fund and amending the Fiscal Year 2026 Contract Awarding Authority List (CAAL) by increasing CAAL #26385 to $1,485,000, Resolution 2026-33.	Michael Boule Water Resource Management
3.	District 1	Consideration and action on a Resolution of the Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Desert Oasis Parcel 14B #102 Street Lighting Improvement District. Resolution 2026-26.	Kristin Tytler Public Works
4.	District 6	Consideration and Action on accepting a Quit Claim Deed for Marley Park Well Site Tract A from HBT of Marley Park, LLC, generally located at the southeast corner of Waddell Road and Bullard Avenue.	Lloyd Abrams Community Development

5.	District 1	Consideration and action pertaining to approval of a Development Agreement between the City of Surprise and owners of property generally located at the southeast corner of North 163rd Avenue and West Pinnacle Peak Road. Resolution 2026-41.	Lloyd Abrams Community Development
6.	Citywide	Consideration and action to approve an intergovernmental agreement (IGA) between the City of Surprise, Avondale, Buckeye, El Mirage, Glendale, Goodyear, Peoria, Tolleson, and The Town of Wickenburg, to continue the joint West Valley Mobile Field Force Response Team; Resolution 2026-31.	Evan Becher Police
7.	Citywide	Consideration and action pertaining to approval of the Community Development Block Grant Program Annual Action Plan for Program Year 2026.	Adam Lane Human Svcs and Comm Vitality
8.	Citywide	Consideration and action authorizing the City Manager to execute an Amendment to the Intergovernmental Agreement with the Arizona Department of Transportation for the Waddell Road Intelligent Transportation System enhancements. Resolution 2026-47.	Eric Boyles Transportation
	REGULAR AGENDA ITEM - PUBLIC HEARING:		
9.	District 1	Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 381070, requested by Joanne Karen Feinstein, for First Watch #1172 located at 23350 N 163rd Ave, Surprise, AZ 85387 for a new Series 12 Liquor License.	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. 381218, requested by Maria Danielle Burgess, for Circle K Store #9626 located at 16256 W Jomax Rd, Surprise, AZ 85387 for a new Series 09 Liquor License.	Kristi Passarelli City Clerk
11.	District 5	Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 385875, requested by Timothy James Wagenseller, for Turquoise Wine Bar located at 14462 W Elm Street, Surprise, AZ 85374 for a new Series 07 Liquor License.	Kristi Passarelli City Clerk
12.	District 5	Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 386101, requested by Timothy James Wagenseller, for Turquoise Wine Bar located at 14462 W Elm Street, Surprise, AZ 85374 for a new Series 10 Liquor License.	Kristi Passarelli City Clerk
13.	District 1	Consideration and action pertaining to the rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue. Case FS24-0765. Ordinance 2026-06.	Tanner Wessel Community Development

14.	District 1	Consideration and action pertaining to a Rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) for property generally located at the northeast corner of Deer Valley Road and 227th Avenue. Case FS24-1433. Ordinance 2026-08.	Chris Sexton Community Development
15.	District 1	Presentation and discussion regarding the Desert Trails Annexation, Case FS25-0856. In accordance with Arizona Revised Statutes § 9-471(A)(3), a public hearing is required to be held after filing a blank petition within the last ten days of the thirty-day waiting period.	Leslie Carnie Community Development
	REGULAR AGENDA ITEM - NON-PUBLIC HEARING:		
16.	Citywide	Presentation and discussion of the Grand Avenue Corridor Study from the Maricopa Association of Government (MAG).	Jodi Tas City Manager Office
17.	Citywide	* ~~Presentation and discussion pertaining to internal audit reports approved by the City of Surprise Audit Committee.~~	Melissa Moreno City Auditor
18.	Citywide	Consideration and action approving a Fiscal Year 2026 budget amendment moving budget in the amount of $500,000 from Capital Improvement Project P54190 within the General Capital Projects Fund to Asset Replacement Project A54010 within the Parks & Recreation Asset Replacement Fund; Resolution 2026-48.	Holly Osborn Parks and Recreation
19.	Citywide	Consideration and action pertaining to approval of a Fiscal Year 2026 budget amendment by moving budget in the amount of $7,000,000 from General Contingency to the Police General Fund ($3,100,000) and the Fire-Medical General Fund ($3,900,000) for covering increased operational expenses in personnel and supplies budgets; Resolution 2026-49.	Brenden Espie City Manager Office
20.	Citywide	Federal Advocacy Trip Debrief	Jodi Tas Andrea Davis City Manager Office
21.	Citywide	* Presentation and discussion pertaining to the rezoning process.	Lloyd Abrams Mindy Davis Trever Fleetham City Manager Office

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

11.	Citywide	Consideration and action to recess into executive session pursuant to A.R.S. §§ 38-431.03(A)(3)(4), for discussion or consultation for legal advice with the City Attorney regarding the United States Department of Homeland Security's purchase of a warehouse located near Sweetwater Avenue and Dysart Road in Surprise, AZ.	City Manager Office

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: Thursday, April 2nd, 2026 @ 4:30 PM
***Amended Agenda posted on Monday, April 6th, 2026 @ 3:30 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.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
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: April 7, 2026
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Eagle Scout Achievement - Dresden LeMoine

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: Mayor and Council
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Water Awareness Month Mayoral Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Fair Housing Mayoral Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Election Update

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

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

Agenda Wording:
Consideration and action to approve the minutes of the March 3, 2026, Regular City Council Meeting.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 030326 Regular City Council Meeting_Minutes_Draft

CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, March 3, 2026 @ 5:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of March 3rd, 2026 to order at 5:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Brittney McGuire led in the Invocation.

B. Roll Call

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

C. Pledge of Allegiance

Youth Council Members led in the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

2. City Manager sub-text

3. Reports

City Manager, Andrea Davis presented Shelby Fenwick. Shelby introduced the Youth Council Members.

Peyton Anthony, Highland Prep

Connor Wilson, Valley Vista High

F. City Clerk Report

4. Reports

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Motion: To Approve
Initiated By: Nick Haney
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

1. Consideration and action to approve the minutes of the February 17, 2026, Regular City Council Work Session and Regular City Council Meeting.

2. Consideration and action pertaining to approval of Amendment No.1 to the Independent Contract between the City of Surprise and Arizona Community Action Association for the Utility Assistance Program and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of $20,000 to provide APS utility bill assistance; Resolution #2026-30.

3. Consideration and action pertaining to amending the FY2026 budget by increasing the Human Service and Community Vitality Department donations budget by $43,000 and the HSCV sponsorships budget by $15,000 for acceptance of donations and sponsorships that exceed the current FY2026 budget; Resolution 2026-28.

4. Consideration and action pertaining to acceptance of a funding award from the Banner University Family Care Community Reinvestment Program and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of $75,000 from General Contingency to project G34072 to support the operation of a community paramedicine program; Resolution #2026-29.

5. Consideration and action pertaining to acceptance of a Q1 2026 Firehouse Subs Public Safety Foundation grant award for firefighting equipment and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of $34,400 from General Contingency to Project G34211 in the Grants Fund to account for the value of the grant-awarded equipment; Resolution #2026-35.

6. Consideration and action on vacating approximately 324,520 square feet of right-of-way, generally located along the Grand Avenue frontage road, Pinnacle Peak Road, and 175th Avenue; Resolution 2026-17

7. Consideration and Action on accepting an Amendment to Right of Way from Arizona State Land Department NO. 16-110840 for 235th Avenue north of Sun Valley Parkway.

6. REGULAR AGENDA ITEM - PUBLIC HEARING:

8. Consideration and action pertaining to the rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue. Case FS24-0765. Ordinance #2026-06.

   Planner, Tanner Wessel, came to present this item. He talked about the Vicinity Map, Project Site, Zoning Map, Land Use Comparison, General Plan Map, Luke Overlay, R-1 Development Standards, Open Space, Regional Traffic, Outreach, and Commission Recommendation.

   Richard Statzman, a Surprise Resident, came to talk about this development. He voiced his concern over traffic and infrastructure around the area.

   The applicant, Jeff Blilie, came to talk about this item. He talked about the zoning for the area. He talked about the development of the roads in the area. He talked about the local water campus and water supply. He talked about the zoning for the open space.

   Councilmember Melton, asked about the deer valley alignment as it currently exists. Jeff Blilie talked about shifting the road. Melton asked where it terminates now? Jeff Blilie said that there is not much of a road out there now. Councilmember Melton, asked about the condition of the road?

Jeff Blilie said it was deteriorating quite a bit currently. He said that there would be two travel lanes. Councilmember Melton asked about the status of Deer Valley road east of the area? Jeff Blilie said it doesn't exist yet. Mark Reddie said that there would be one lane in each direction along with a center turn lane.

Councilmember Hastings, talked about the state being a private property rights state and asked what the council has control over exactly? Lloyd said that this was just zoning and anything after would be administrative by city code and standards. Councilmember Hastings, said that the one area the council has control over is zoning. He talked about the current zoning and how many units could be built now? Jeff Blilie said it was 1500 lots. Councilmember Hastings talked about the cap existing on this and liked the applicant is working with staff. He liked that this was shifting to low density. Councilmember Hastings asked about the water infrastructure? Jeff Blilie, said that they had been working with the City and the nearby water campus. Councilmember Hastings asked about the open space corrridor? Jeff bilie said that there is a wash corridor now and that would work to preserve that in their planning.

Councilmember Judd, asked about the open space planes, he talked about his concern over the wash in the area. Jeff Blilie said that the corridor would be preserved, and it would go beyond the banks of the wash. Councilmember Judd, said that it doesn't look like it on the presentation. Jeff Blilie talked about engineering the channel down, and the bottom would be left natural. Councilmember Judd asked if it would be built down to the flood way? Jeff Blilie said it would. Councilmember Judd, voiced his concern over imposing on the natural wildlife trails. Mark Reddie talked about what was being saved and that the area was about a mile wide. He talked about the need to engineer the area, and the city requirements for additional buffers. He said that the plan would be more in depth than what was shown in the presentation. Councilmember Judd, asked where the trails would be? Mark said they would be in the 75 foot buffer outside the flood plain. Councilmember Judd asked how wide the open space is? Mark talked about not having an engineering plan but that the area could be bigger but not smaller than the zoning map. Councilmember Judd said he would like more information on how the corridor would be affected. Councilmember Judd asked about the problems on sun valley parkway and it being a choke point. Mark said that there is no choice but to go down sun valley parkway. Councilmember Judd said between the roadway and open space area he doesn't like the plan. He talked about his concern of leap frogging services out that far. Mark said that this project could still develop. Councilmember Judd asked about the development agreement and if it would work on the roads leading to the area? Mark said no.

Councilmember Duffy, asked how P&Z came up with 975 for the number of lots? Mark said they decided on capping at there. Councilmember Duffy talked about the potential to develop more? Mark said they were happy at 975. Councilmember Duffy remarked how the width of the wash could impact the number of homes put in. Mark said that there is wash preserved under the current zoning.

Councilmember Judd, asked about some of the lots. Mark said this was a conceptual plan so far. Mayor Sartor and Mark talked about the width of the wash. Councilmember Judd asked about the 75 feet? Mark, said that the planning process will sort out the details with regards to the flood plane. He talked about the flood plane planning. Councilmember Judd talked about the proposed buffers on the map. Mark said that until it was engineered they couldn't give specifics. Councilmember Judd talked about his concerns with the flood plane. Mark said that projects always change with respect to the flood plane. Councilmember Judd why they wouldn't include a wider space? Mark said they were doing standard practice. Councilmember Judd talked about the importance of being a good partner. Councilmember Judd said he would continued to be opposed until they give a better plan.

Councilmember Haney, said they are trying to get more accurate information on the natural corridor. Mark said they could go from the minium number and the process the engineers do to go along with FEMA requirements, he talked about the length and cost to engineer the area. Councilmember Haney asked about the engineering process and if they didn't decide the number? Mark said that the

engineering department and FEMA make the requirements. Councilmember Haney asked about the units including the 55 acres from Surprise Foothills? Mark said that it would include the property here and not include the 55 acres. Councilmember Haney said he would like to revisit that. He said he appreciated the community outreach on this item. Councilmember Haney asked about the area just north of the open space and if it could be changed to R1 and restricted to single stories? Mark said that they could do the R1 but that he wasn't sure if they could do the single story homes only. He talked about the distance from the road and right of way. Councilmember Haney asked about the plans for the school? Mark said the school was moved to the Surprise Foothills project. Councilmember Haney said he was under the impression that the 975 cap included the 55 acres. Mark said that it was a very small piece of property and that making it R1 would be a low impact. Councilmember Haney talked about the concerns about Sun Valley Parkway, and the need for a light there. Councilmember Haney asked if the development was contributing to that signal? Mark said they were Councilmember Haney talked about getting it reset for R1 and working on the level story and capping 3 to 1 per acre? Jeff said that the wash would measure anywhere from 200-600 feet.

Mayor Sartor asked if the houses adjacent to the wash and road could be single story? He asked if they could stipulate the width of the wash? Jeff Blilie said they would be fine with a stipulation.

Councilmember Judd asked about details on the wash's length and if it could be closer to 600? Jeff Blilie said that 600 would be too wide but they could do 300. Councilmember Judd asked if 450 was doable? Jeff Blilie said that it was a lot.

Councilmember Hastings, asked how many cities require the development agreement first? Jeff Blilie said that not many do. Councilmember Hastings said that the process was meant to reduce stipulations at the dias. Jeff Blilie said that some of the things talked about would be appropriate for stipulations. Councilmember Hastings, asked if this information was part of the development agreement? Jeff talked about viewing the project from an infrastructure point of view. Councilmember Hastings asked if they were legally required to preserve the wash? Jeff Blilie said they were. Councilmember Hastings talked about the current zoning and the proposed. He said he liked the low density of the project.

Mayor Sartor asked if stipulations could be done right now? Jeff Murray said that he would need to talk to Mr. Blilie to bring the item back.

Councilmember Haney asked about the ordinance. Jeff Murray said he would sit down with Mr. Blilie to work on a new ordinance to abide with open meeting law.

Motion: To Continue the Item
Initiated By: Jack Hastings
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

9. Consideration and action pertaining to the CIP Project P51010/G51730 Multi-Generational Community Resource Center Comprehensive Sign Program for the Surprise Community and Resource Center generally located at W. Santa Fe Dr. and N. Hollyhock St. Case FS25-0835.

Trever Fleetham, came to present this item. He talked about the Vicinity Map, Zoning Map, Site Plan, Proposed Signage, Outreach, and Recommendation.

Mayor Sartor asked about the location.

Councilmember Melton, asked about the stipulations? Trever talked about stipulations A & B. He asked about the size of the sign? Seth said that the purpose was to make it visible to Grand.

Mayor Sartor talked about the timeframe of the sign being on? Seth said the sign isn't facing any residents but they had options to control it.

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

10. Consideration and action regarding the annexation of approximately 5.57 acres of county land, generally located south of the Central Arizona Project (CAP) canal along the Dixileta Drive and 179th Avenue roadway alignments. Case# FS25-0291. Ordinance #2026-09.

Planner, Chris Sexton, came to present this item. She talked about the Vicinity Map, Existing Boundary, Annexation Location, Proposed Boundary, Annexation Steps, and Community Outreach.

Councilmember Haney asked to clarify and if this was just annexation? Jeff Blilie said that this would allow the road to be built.

Motion: To Approve
Initiated By: Nick Haney
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

11. Presentation and discussion pertaining to the fiscal year 2025 annual audit and Annual Comprehensive Financial Report and associated reports.

Finance Director, Sandy Simmons, came to present this item. She introduced Brittney Williams. She talked about the Standards to Guide the Audit, Independent Auditor's Report, Audit Timeline, Single Audit Report, Schedule of Findings and Questions Costs, Elected Official's Guides, and Resources for Elected Officials.

Mayor Sartor, talked about the importance of this report and meeting high standards.

Councilmember Judd, asked about what the major deficiency was, and what was done to correct it? Sandy said that there was documentation that was not kept for certain vendors and now they were working to maintain proper retention. Sandy said that there is a website called sam.gov to make sure the vendors have not been debarred. Councilmember Judd asked if any of the vendors were not on the website? Sandy said they were all on the website and in good standing. Brittney said it was the lowest level of deficiency. Councilmember Judd thanked staff.

12. Consideration and action by City Council demonstrating compliance with A.R.S. § 41-1494 regarding prohibiting expending any public monies for the purpose of or requiring employees to engage in training, orientation or therapy that presents any form of blame or judgment on the basis of race, ethnicity, or sex, in accordance with A.R.S. § 9-481(H); Resolution #2026-23.

Sandy Simmons presented this item.

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

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

H. Call To The Public

Marsha Hill, came to talk about mosques being built in the City
Lisa Everett, came to talk about the DHS acquisition of property within the City.
Linda Spillers, came to talk about the DHS acquisition of property within the City.
Georgia Spillers, came to talk about the DHS acquisition of property within the City.
Alex Christ, came to talk about the DHS acquisition of property within the City.
Amanda Kaminskas, came to talk about the DHS acquisition of property within the City.
Kayla Bishop, came to talk about the DHS acquisition of property within the City.
Nancy Trujillo, came to talk about the DHS acquisition of property within the City.
Ann Careau, came to talk about the DHS acquisition of property within the City.
Lisa Brinkman, came to talk about the DHS acquisition of property within the City.
Samantha Cooley, came to talk about the DHS acquisition of property within the City.
Maureen Miller, came to talk about the DHS acquisition of property within the City.
Timothy Woollard, came to talk about the DHS acquisition of property within the City.
Lynne Gehling, came to talk about the DHS acquisition of property within the City.
Scheris Shephard, came to talk about the DHS acquisition of property within the City.

Mayor moved to recess at 7:12 PM.
The meeting reconvened at 7:25 PM.

Ashlee Palmer, came to talk about the DHS acquisition of property within the City.
Joseph Ramsey, came to talk about the DHS acquisition of property within the City.
Christina Bonta, came to talk about the DHS acquisition of property within the City.
Alan Christensen, came to talk about the DHS acquisition of property within the City.
Eric Merrill, came to talk about the DHS acquisition of property within the City.
Christie Neilson, came to talk about the DHS acquisition of property within the City.
Shelly Smith, came to talk about the DHS acquisition of property within the City.
Nathalie Escarcega Lopez, came to talk about the DHS acquisition of property within the City.
Cali Overs, came to talk about the DHS acquisition of property within the City.
Brent Peak, came to talk about the DHS acquisition of property within the City.
Maureen Mandel, came to talk about the DHS acquisition of property within the City.
Kathryn Saberhagen, came to talk about the DHS acquisition of property within the City.
Cathy Schwandt, came to talk about the DHS acquisition of property within the City.
Christa Schwaiger-Torres, came to talk about the DHS acquisition of property within the City.
Dianne Eden-Giordano, came to talk about the DHS acquisition of property within the City.
Erica Williams, came to talk about the DHS acquisition of property within the City.
Ed Forsman, came to talk about the DHS acquisition of property within the City.
Daryl Roberts, came to talk about the DHS acquisition of property within the City.
Roz Melling-Durocher, came to talk about the DHS acquisition of property within the City.
Cynthia Fox, came to talk about the DHS acquisition of property within the City.
Walter Thorndike, came to talk about the DHS acquisition of property within the City.

Colby Voorhees, came to talk about the DHS acquisition of property within the City.
Tina Mollica, came to talk about the DHS acquisition of property within the City.
Heather Grabowski-Mendez, came to talk about the DHS acquisition of property within the City.
Alyssa Carillo, came to talk about the DHS acquisition of property within the City.
Kayla Washom, came to talk about the DHS acquisition of property within the City.
Casey Jones, came to talk about the DHS acquisition of property within the City.
Angelina Estrada, came to talk about the DHS acquisition of property within the City.
Dorothy Minnesota, came to talk about the DHS acquisition of property within the City.

I. Other Business and Future Agenda Items

Councilmember Judd, wants a community development education session for rezoning process, seconded by councilmember Haney.

J. City Council Reports

Councilmember Haney, thanked community participation at his last meeting.

Vice-Mayor Greenberg, thanked staff for showing up at his community meeting.

Councilmember Duffy, talked about his upcoming meet and greet.

Councilmember Melton, talked about his upcoming meeting next month.

Councilmember Hastings, talked about the Sparks Surprise event.

Councilmember Judd, talked about his upcoming community meeting.

Mayor Sartor, thanked everyone for their participation.

K. Executive Session

8. Executive Session Items

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

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 8:59 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, March 3, 2026.**

_____
Kristi Passarelli, City Clerk

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: Water Resource Management
Staff Recommendations:

Contact Person: Michael Boule, Director
District: Citywide

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

Agenda Wording:
Consideration and action pertaining to approval of a Fiscal Year 2026 budget amendment by moving budget in the amount of $405,000 from Contingency to Project P71530, Circle City Enhancements, within the Water Utility Capital Fund and amending the Fiscal Year 2026 Contract Awarding Authority List (CAAL) by increasing CAAL #26385 to $1,485,000, Resolution 2026-33.

Motion:
I move to Approve Resolution 2026-33.

Background:
In October 2025, the City of Surprise completed the acquisition of the Circle City Water Company. Following the acquisition, the City identified the need for immediate and significant upgrades to the water system infrastructure. Much of the existing infrastructure has not been properly maintained or replaced since the 1970s, resulting in reliability concerns and limited operational flexibility.

As part of the City's planned system improvements, the Water Resource Management Department is requesting this budget amendment to accelerate the installation of a new water distribution main. This new main will create a critical system loop, providing much-needed redundancy within the distribution network. The looped system will allow staff to isolate and shut down sections of existing water lines to perform repairs and maintenance without disrupting water service to customers, significantly improving system reliability and service continuity.

Additionally, the requested funding will support the expedited installation of a permanent backup diesel generator. At the time of acquisition, the utility did not have a backup generator in place. To ensure uninterrupted service, the Water Resource Management Department deployed a temporary generator as an interim solution. The department is now seeking additional funding to accelerate the installation of a permanent generator, which will enhance system resilience and provide reliable power during outages or emergency events.

Objective Analysis:

Increasing the budget authority for Circle City Enhancements project will allow the Water Resource Department to move forward in procuring an emergency generator and enhancements to the water distribution lines. Services will eliminate any interruption in supplying water to the service area.

Policy Compliant:

This action is consistent with the City's Budget Amendment Policies and Procedures.

Financial Impact:

This resolution will increase one-time expenses by $405,000 for the Circle City Enhancements project in FY2026.

Budget Impact:

The FY2026 revised budget includes appropriation of $1,078,000 in the Circle City Water Enhancements project. If approved, this item will amend the FY2026 adopted budget for Circle City Water Enhancement project to $1,483,000 by moving $405,000 from Contingency within the Water Utility Capital Fund to the project. 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 2026_33 Budget Amendment CC Final

RESOLUTION # 2026-33

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2026 BUDGET BY REALLOCATING APPROPRIATIONS IN THE AMOUNT OF $405,000 FROM CONTINGENCY TO PROJECT P71530 WITHIN THE WATER UTILITY CAPITAL FUND, FOR AN EMERGENCY GENERATOR AND ENHANCEMENTS TO THE WATER DISTRIBUTION LINES AT CIRCLE CITY AND AMENDING THE FISCAL YEAR 2026 CONTRACT AWARDING AUTHORITY LIST (CAAL) BY INCREASING CAAL NO. 26385 TO $1,485,000.

WHEREAS, the FY2026 budget was adopted including funding for project P71530;

WHEREAS, it is necessary to move budget authority in the amount of $405,000 from Contingency in the Water Utility Capital Fund to the Circle City Enhancement project (P71530) within the Water Utility Capital Fund;

WHEREAS, the FY2026 budget, including the FY2026 Contract Awarding Authority List, 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. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the Fiscal Year 2026 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2025 through June 30, 2026.

APPROVED AND ADOPTED this _____day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Jeffrey Murray, City Attorney

RESOLUTION # 2026-33
Exhibit A

1. Appropriation - The allocation below represents movement of budget authority in the amount of $405,000 from Contingency to P71530 Circle City Enhancements project within the Water Utility Capital Fund to allow for spending authority for the procurement of an emergency generator and the enhancement of the water distribution lines at Circle City. 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
Water Utility Capital	Water Resource Management	#P71530 Circle City Enhancements	E	1,078,000	405,000	1,483,000
Water Utility Capital	General Operations	Contingency	E	814,900	(405,000)	409,900
			Expense Total	**1,892,900**	-	**1,892,900**
			Revenue Total	-	-	-

RESOLUTION # 2026-33
Exhibit B

1. Contract Awarding Authority List – Council approved $1,200,000 for Circle City Enhancements in the FY2026 Contract Awarding Authority List. This request will increase the amount to $1,485,000 for an emergency generator and enhancements to the water distribution line.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
26385	Circle City Enhancements	1,200,000	285,000	1,485,000

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Agenda Wording:
Consideration and action on a Resolution of the Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Desert Oasis Parcel 14B #102 Street Lighting Improvement District. Resolution 2026-26.

Motion:
I move to approve Resolution 2026-26.

Background:
The City has verified that the Petition for the proposed street light improvement district contains the signatures of a majority of the real property owners in the district, exclusive of mortgagees and other lien holders.
The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff.
The lighting improvements are more than local or ordinary public benefits and the expenses of the district will be paid for by the levy and collection of the equal apportionment of taxes based on the number and classification of properties within the district.

Following adoption of Resolution 2026-26, it will be posted and published, as required by Arizona law. Any protests or objections to the formation of the proposed district may be filed within 15 days thereafter, and a public hearing to consider the same will be held. If no protests or objections are received, the City shall adopt a Resolution ordering the work to proceed.

Objective Analysis:
A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's streetlights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for Desert Oasis development.

Policy Compliant:
The Surprise Municipal Code requires that street lighting that serves a defined area be paid for through

revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to ensure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

Once the SLID is illuminated, the City will begin levying the SLID to cover SLID expenses. At the current time, the SLID is not incurring any expense because the SLID lights have not been illuminated. Therefore, there is no current financial impact.

Budget Impact:

Since the SLID is not illuminated, there is no revenue or expense budgeted in FY2026 nor are there budgets planned for FY2027 for the SLID. If the SLID is illuminated in FY2026 or FY2027, expenses will be charged to the SLID and recouped with a future levy. A separate fund for this district will be created to track the revenue and expenses.

FTE Impact:

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

ATTACHMENTS:

1. 01 Resolution- SLID equal apportionment majority 1st reading_Final
2. 02 Desert Oasis Signed Petitions 2026
3. 03 Streetlight Plans
4. 04 Council Map
5. 05 Desert Oasis Parcel L14B SLID '25 Estimate Letter

RESOLUTION OF INTENTION # 2026-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA, DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED UPON THE NUMBER AND CLASSIFICATION OF PROPERTIES IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, DESERTOASISPAR14B102 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the undersigned Petitioners comprise a majority of the real property owners, exclusive of mortgagees and other lienholders, of all the property within the proposed lighting improvement district described herein;

WHEREAS, the Petitioners have submitted a Petition pursuant to A.R.S. §§ 48-616 and -617(B) requesting the Mayor and Council of the City of Surprise, Arizona ("City"), to adopt a Resolution of Intention to form a lighting improvement district for the real property legally described in **Exhibit A** and with boundaries shown in the map as **Exhibit B**, as attached hereto and incorporated herein by this reference, and to order the purchase of energy for the lighting of the public street and parks, all as set forth in the lighting facilities plans and specification for the "**CITY OF SURPRISE, ARIZONA, DESERTOASISPAR14B102 LIGHTING IMPROVEMENT DISTRICT**" (the "District") on file with the City Engineer ("Improvements") and approved by Arizona Public Service Company;

WHEREAS, the City has verified that the Petition contains the signatures of a majority of the real property owners, exclusive of mortgagees and other lienholders within the boundaries of the District; and

WHEREAS, the City has jurisdiction to adopt this Resolution of Intention pursuant to A.R.S. § 48-576.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The City intends to form the "**CITY OF SURPRISE, ARIZONA, DESERTOASISPAR14B102 LIGHTING IMPROVEMENT DISTRICT**" to contain the area legally described in **Exhibit A** attached hereto and with the boundaries shown in the map in **Exhibit B** attached hereto, and to exist, pursuant to the provisions of A.R.S. §§ 48-616 and -617, as may be amended from time to time.

Section 2. The public interest or convenience requires, and it is the intention of the City to order the Improvements.

Section 3. The proposed Improvements, in the opinion of the Mayor and City Council, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces, and parcels of real property in the District.

Section 4. It is the intention of the Mayor and City Council to make and order the expense of the Improvements payable from the levying and collection of equal apportionment taxes based on the number and classification of properties in the District to be known and designated as the "**CITY OF SURPRISE, ARIZONA, DESERTOASISPAR14B102 LIGHTING IMPROVEMENT DISTRICT**" and hereby declare that the District is as legally described on **Exhibit A** attached hereto with the boundaries as shown in the map in **Exhibit B** attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the State or county within the District shall be omitted from the assessment.

Section 5. The City Engineer and/or the Public Works Director, acting in their capacity as the Superintendent of Streets of the City, shall post or cause to be posted notices of the Resolution of Intention, and the City Clerk shall cause the Resolution of Intention to be published in a newspaper published and of general circulation in the City, pursuant to A.R.S. § 48-578. Any protest to the proposed District and/or Improvements may be filed and will be heard by the City Council pursuant to A.R.S. §§ 48-579 and -580.

Section 6. It is the intention of the Mayor and City Council to make annual statements and estimates of the expenses of the District, which shall be provided for by the levy and collection of equal apportionment taxes based on the number and classification of properties in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of A.R.S. §§ 42-17101, *et seq*., and -17152. The Mayor and City Council shall, on or before the third Monday in August of each year, fix, levy, and assess the amount to be raised by equal apportionment taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County"), taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and City Council. All statutes providing for the levy and collection of State of Arizona and County taxes shall be applicable to District taxes as provided to be levied under A.R.S. § 48-616.

Section 7. The District shall not be authorized to issue bonds, and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents ($1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 8. The District shall not engage in any activity other than as provided in A.R.S. § 48-616, *i.e*., contracting for and purchasing of energy for street and public park lighting.

Section 9. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction of street lighting facilities within any part or all of the same territory as the District.

Section 10. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 11. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 12. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 13. Pursuant to A.R.S. § 48-576, if the City Council determines that the District should be formed after the final resolution of any protests made pursuant to A.R.S. § 48-579, the City Council shall submit within one hundred twenty days to the City Clerk a petition to form the District that is signed by owners of more than one-half of the taxable property units within the area of the proposed District and that is signed by persons owning collectively more than one-half of the assessed valuation of the property within the area of the proposed District. On verification of the petition signatures, the Council may form the District and order the improvement as provided by law.

APPROVED AND ADOPTED this __day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form only:

Jeffrey Murray, City Attorney

EXHIBIT A

Legal Description

LEGAL DESCRIPTION
DESERT OASIS
PARCEL 14B SLID
OCTOBER 29, 2010

A PARCEL OF LAND SITUATE IN A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR BEARS, AS BASIS OF BEARINGS, NORTH 00°03'05" EAST, A DISTANCE OF 2635.74 FEET;

THENCE NORTH 00°03'05" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 252.72 FEET;

THENCE NORTH 89°56'55" WEST, A DISTANCE OF 1012.47 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°16'21 WEST, A DISTANCE OF 747.00 FEET;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 568.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 633.54 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°16'21" EAST, DISTANCE OF 451.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 72°23'10" WEST, A DISTANCE 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°19'07", AN ARC DISTANCE OF 40.62 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 65°17'43" EAST, A DISTANCE OF 39.45 FEET;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 127.12 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 11.62 FEET;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 386.30 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 723.00 FEET;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 00°16'21" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

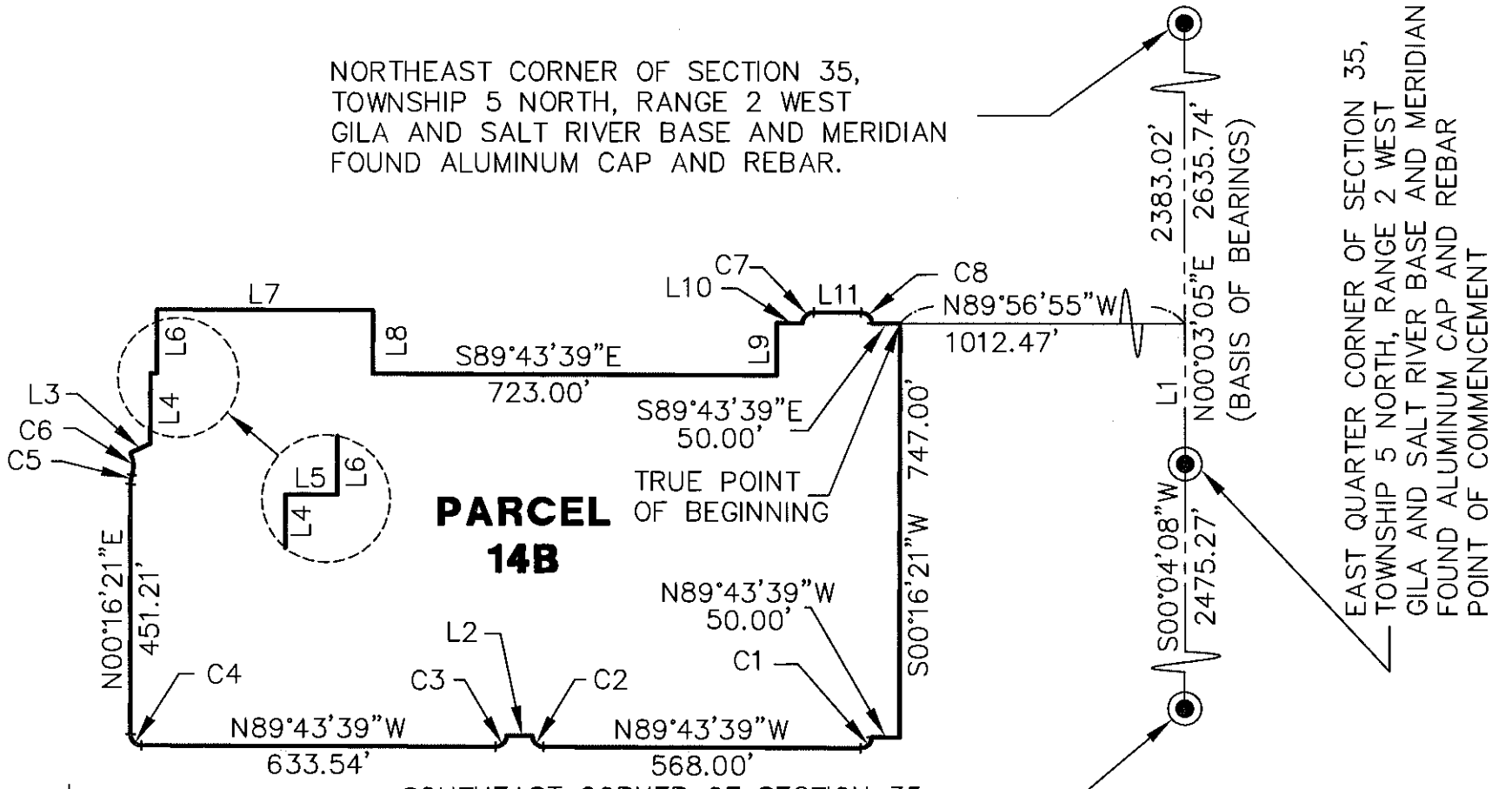
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 986,161 SQUARE FEET OR 22.6391 ACRES MORE OR LESS.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

H:\PDATA\45102480\Admin\legals\DESERT OASIS PCL-14B-SLID.doc DMS

EXHIBIT B

Map



DESERT OASIS
PARCEL 14B SLID
EXHIBIT

SCALE: 1"=300'

RBF JOB# 45-102480

SHEET 1 OF 2

SEE SHEET 2 FOR LINE AND CURVE TABLES

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
31034
DAVID M.
SCHLIEF
DATE SIGNED 10-29-10
ARIZONA, U.S.A.
Expires 3/31/12

RBF CONSULTING

PLANNING
DESIGN
CONSTRUCTION

H:\PDATA\45102480\CADD\MAPPING\EXHIBITS\PCL-14B-SLID.DWG DSCHLIEF 10/29/10 9:46 am

Lot 1

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District (**PICK ONE**)

○ shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District

◉ shall be paid by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:
Desert Oasis Parcel 14B SLID #102

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Devon Knox	17254 W BUCKHORN TRL SURPRISE AZ 85387	503-51-715	
Ben Knox	17254 W BUCKHORN TRL SURPRISE AZ 85387	503-51-715	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District (**PICK ONE**)

○ shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District

◉ shall be paid by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:
Desert Oasis Parcel 14B SLID #102

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Jill Reynolds	17266 W. Buckhorn Trl. Surprise 85387	14B	Jill Reynolds
Russell Reynolds	17266 W. Buckhorn Trl Surprise 85387	14B	Russell Reynolds
		503-51-716	

LOT # 10

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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Expenses of the District (**PICK ONE**)

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The name of the proposed street light improvements district shall be:
Desert Oasis Parcel 14B SLID #102

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Greg Rivera	17374 W BUCKHORN TRL SURPRISE AZ 85387	503-51-724	
Leeza Rivera	17374 W BUCKHORN TRL SURPRISE AZ 85387	503-51-724	

Lot 11

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Kevin Schaum	17386 W BUCKHORN TRL SURPRISE AZ 85387	503-51-725	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Kiley Gatson	17398 W Buckhorn Trl Surprise 85387		Kiley Gatson
Billy Gatson	17398 W Buckhorn Trl Surprise 85387		
		503-51-726	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name 503-51-727

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Kelly Tyrrell	17410 W. Buckhorn Trail Surprise AZ	14B	Kelly Tyrrell
Joe Tyrrell	17410 W. Buckhorn Trl Surprise, Az 85387	14B	Joe Tyrrell

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Christina Baker	17422 W. Buckhorn Trl. Surprise Az 85387	14B	Christina Baker
Stephen Baker	17422 W. Buckhorn Trl. Surprise Az 85387	14B	Stephen Baker
		503-51-728	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Deborah Bright	17383 W FETLOCK TRL SURPRISE AZ 85387	503-51-732	Deborah Bright
Aaron Bright	17383 W FETLOCK TRL SURPRISE AZ 85387	503-51-732	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Glenda Nichols	17375 W Fetlock Trl. Surprise AZ, 85387	14B	Nichols
		503-51-733	

Lot 20

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Anthony Valkne	17367 W FETLOCK TRL SURPRISE AZ 85387	503-51-734	Sign Here
Stephanie Harnden	17367 W FETLOCK TRL SURPRISE AZ 85387	503-51-734	Sign Here

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Kelly Beeson	17335 W Fetlock Trail Surprise	503-51-737	Kelly Beeson
H Dale Beeson	17335 W Fetlock Trail	503-51-737	H Dale Beeson

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
CORA WEAVER	17323 W FETLOCK TRL SURPRISE 85387	503-51-738	Cora Weaver

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
STEPHANIE SWARNER	17287 W. FETLOCK TRAIL	503-51-741	Stephanie Swarner

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Darrell Johnson	17275 W FETLOCK TRL SURPRISE AZ 85387	503-51-742	
Adeline Johnson	17275 W FETLOCK TRL SURPRISE AZ 85387	503-51-742	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
JAGDISH DANGI	27297 N 172nd lane Surprise AZ 85387	14 B	
		503-51-744	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
STEPHEN RADNICH	27363 N 172ND LN SURPRISE AZ 85387	503-51-747	
JOANNE RADNICH	27363 N 172ND LN Surprise AZ 85387	503-51-747	Joanne Radnich

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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The name of the proposed street light improvements district shall be:
Desert Oasis Parcel 14B SLID #102

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ /PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Angela Sparklin	27385 N 172nd Ln Surprise AZ 85387	14B	
James Sparklin	27385 N 172nd Ln Surprise AZ 85387	14B	
		503-51-748	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Bill GARISON	27429 N. 172ND LN.	14B	Bill Garison
Bill GARRISON JR	27429 N. 172ND LN.	14B	Bill Garison
TERRY RAMSEY	27429 N. 172ND LN.	14B	Terry Ramsey
		503-51-750	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
William Sos	27451 N. 172nd Ln. Surprise, AZ 85387	14B	
Tara Sos	27451 N. 172nd Ln Surprise, AZ 85387	14B	
		503-51-751	

Lot 39

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Vernon Reed	17294 W FETLOCK TRL SURPRISE AZ 85387	503-51-753	Vernon L Reed
Vernon Reed	17294 W FETLOCK TRL SURPRISE AZ 85387	503-51-753	Vernon L Reed

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Theresa Vogelsang	17306 W Fetlock Trl. Surprise	503-51-754	Vogelsang

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Michael Stevens	17350 W Fetlock Trl	503-51-758	Michael W Stevens

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Jake Epley	17374 W FETLOCK TRL SURPRISE 85387	503-51-761	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Susan Lowry	27315 N 174th Ave	14B	Susan Lowry
Keith Lowry	27315 N 174th Ave	14B	
		501-51-763	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
CARNAC, FRANCOIS	27337 N. 174TH AVE	503-51-764	Francois J Carnac
Carnac, Laurie	LL	503-51-764	Laurie Carnac

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Sharon Smith	27359 N 174th Ave	503-51-765	Sharon Smith
			Sharon Smith

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Beau Fernandez	17381 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-766	
Tammy Fernandez	17381 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-766	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Crystal Lenac	17373 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-767	Crystal Lenac
RYAN LENAC	17373 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-767	

Please turn on immediatly as this is unsafe for any neighborhood! we shouldn't have to sign a Petition for safety

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
David Looney	17365 W PINNACLE VISTA DR SURPRISE AZ 85387-1082	503-51-768	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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Mark Stetz	17357 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-769	Mark Stetz

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District (**PICK ONE**)

○ shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District

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The name of the proposed street light improvements district shall be:
Desert Oasis Parcel 14B SLID #102
(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
CLINTON DALY	17305 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-774	
ANGELA DALY	17305 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-774	

Lot 61

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Laura Gallo	17293 W PINNACLE VISTA DR SURPRISE 85387	503-51-775	Laura Gallo

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Levi Robinson	17328 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-781	
Heather Robinson	17328 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-781	Heather Robinson

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Fred DALMOLIN	17356 Pinnacle Vista Dr		Fred Dalmolin
	I believe it is	503-51-784	

Lot 71

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Ashley Smith	17364 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-785	
Andrew Smith	17364 W PINNACLE VISTA DR SURPRISE AZ 85387	503-51-785	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Sheila Marlow	17372 W Pinnacle Vista Dr	L14B	Sheila Marlow
		503-51-786	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
DANIEL GREGORY	17387 W. STRAIGHT ARROW LN, SURPRISE, AZ 85387	503-51-919	

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Desert Oasis of Surprise Master Association		503-51-794	Cindy Hunziker
Desert Oasis of Surprise Master Association		503-51-795	Cindy Hunziker
Desert Oasis of Surprise Master Association		503-51-796	Cindy Hunziker
Desert Oasis of Surprise Master Association		503-51-797	Cindy Hunziker

STREET LIGHT IMPROVEMENT DISTRICT PETITION

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PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Desert Oasis of Surprise Master Association		503-51-790	Cindy Hunziker
Desert Oasis of Surprise Master Association		503-51-791	Cindy Hunziker
Desert Oasis of Surprise Master Association		503-51-792	Cindy Hunziker
Desert Oasis of Surprise Master Association		503-51-793	Cindy Hunziker

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered after December 1, 2021.

DESCRIPTION

E-68 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIOD

Dusk: The time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.

Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the fixture and energy charges, plus adjustments:

I. FIXTURES (Includes Mounting Arm, if applicable)

Fixture Equipment Class	Fixture Cost Range (per unit)	Investment by Company Monthly Rate	Investment by Others Monthly Rate
A	$ 1 - $ 430	$ 6.54	$ 2.00
B	$ 431 - $ 520	$ 7.97	$ 2.43
C	$ 521 - $ 640	$ 9.56	$ 2.97
D	$ 641 - $ 820	$ 11.43	$ 3.80
E	$ 821 - $ 910	$ 14.46	$ 4.21
F	$ 911 - $ 1,010	$ 16.10	$ 4.67
G	$ 1,011 - $ 1,110	$ 17.60	$ 5.14
H	$ 1,111 - $ 1,250	$ 19.95	$ 5.77
I	$ 1,251 - $ 1,520	$ 22.20	$ 7.00
J	$ 1,521 - $ 1,670	$ 27.06	$ 7.70
K	$ 1,671 - $ 1,850	$ 30.08	$ 8.52

Note: Equipment cost greater than $1,850 shall be Customer owned.

II. ENERGY (Includes Generation, T&D, RCS & SBC)

Monthly energy charges for new lighting fixtures will be determined by the Company using the following method:

kWh = Fixture Wattage x 344 Usage Hours

Generation = kWh per month x $
0.07575

T&D, RCS, System Benefits = kWh per month x $
0.03068

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.

2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.

3. Listed kWh reflects the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.

4. kWh is determined by the company based on the rated wattage of the equipment and an established average hourly usage per month.

5. The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

III. POLES

				CHARGES	
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	$ 14.69	$ 2.03
			22 ft.	$ 16.53	$ 2.28
			25 ft.	$ 17.89	$ 2.47
			30 ft.	$ 20.55	$ 2.83
			32 ft.	$ 21.59	$ 2.86
		2 Simplex Adapters	12 ft.	$ 15.66	$ 2.16
			22 ft.	$ 18.00	$ 2.48
			25 ft.	$ 18.77	$ 2.59
			30 ft.	$ 21.82	$ 3.01
			32 ft.	$ 23.27	$ 3.21
	Square Steel	5"	13 ft.	$ 16.84	$ 2.31
			15 ft.	$ 15.04	$ 2.07
			23 ft.	$ 17.85	$ 2.46
			25 ft.	$ 19.62	$ 2.70
			28 ft.	$ 21.78	$ 3.00
			32 ft.	$ 21.66	$ 2.99
	Concrete		12 ft.	$ 50.19	$ 6.91
	Fiberglass		12 ft.	$ 42.50	$ 5.85
	Decorative Transit	4"	16 ft.	$ 41.44	$ 5.72
	Decorative Transit	6"	30 ft.	$ 80.01	$ 11.02
	Hinged Poles	Square	15 ft.	$ 15.93	$ 1.30
		Round	19 ft.	$ 14.40	$ 1.18
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	$ 14.13	$ 1.93
			22 ft.	$ 15.98	$ 2.20
			25 ft.	$ 17.32	$ 2.39
			30 ft.	$ 20.00	$ 2.77
			32 ft.	$ 21.02	$ 2.89
		2 Simplex Adapters	12 ft.	$ 15.09	$ 2.07
			22 ft.	$ 16.86	$ 2.31
			25 ft.	$ 18.20	$ 2.49
			30 ft.	$ 21.26	$ 2.92
			32 ft.	$ 22.70	$ 3.12
		3 Bolt Arm	32 ft.	$ 26.09	$ 3.58
	Square Steel	5"	13 ft.	$ 16.29	$ 2.25
			15 ft.	$ 16.66	$ 2.28
			23 ft.	$ 17.29	$ 2.39
			25 ft.	$ 19.07	$ 2.64
			28 ft.	$ 21.19	$ 2.92
			32 ft.	$ 22.00	$ 3.01

III. POLES (cont.)

				CHARGES	
			Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel		19 ft.	$ 22.23	$ 3.07
			30 ft.	$ 17.36	$ 3.21
			38 ft.	$ 21.18	$ 3.29
		Self	40 ft.	$ 26.09	$ 4.13
		Stepped	25 ft.	$ 60.01	$ 4.90
			32 ft.	$ 63.20	$ 5.16
			49 ft.	$ 78.45	$ 10.81
	Square Steel	4"	34 ft.	$ 19.15	$ 3.32
		5"	20 ft.	$ 18.19	$ 3.01
			30 ft.	$ 18.96	$ 3.12
			38 ft.	$ 20.57	$ 3.57
		8"	28 ft.	$ 34.33	$ 2.79
			32 ft.	$ 35.89	$ 2.94
	Decorative Transit		41 ft 6"	$ 24.71	$ 3.63
	Decorative Transit		47 ft.	$ 30.79	$ 4.53
	Steel Distribution Pole (for lighting only)		35 ft.	$ 28.42	$ 3.74
D. Post Top	Decorative Transit Anchor Base		16 ft.	$ 42.33	$ 5.81
	Gray Steel/Fiberglass		23 ft.	$ 14.68	$ 2.41
	Black Steel		23 ft.	$ 16.18	$ 2.67
E. Existing distribution pole suitable for streetlight use				$ 1.78	--
F. Wood	Wood Poles		30 ft.	$ 10.80	
			35 ft.	$ 10.80	
			40 ft.	$ 15.00	

IV. ANCHOR BASE

			CHARGES	
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	$ 11.96	$ 1.65
		6 ft.	$ 14.27	$ 2.47
B. Pedestal		8 ft.	$ 16.35	$ 2.85
	For 32' Round Steel Pole only	4 ft. 6"	$ 11.34	$ 1.96

V. CHARGES FOR OPTIONAL OR ADDITIONAL COMPANY OWNED EQUIPMENT

Underground Circuit Charges	
a. Per foot of cable, installed under paving	$ 0.19051
b. Per foot of cable, not installed under paving	$ 0.06724

TRIP CHARGE

A $150.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.

2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.

3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.

4. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.

5. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.

6. The Tax Expense Adjustor Mechanism charge, Adjustment Schedule TEAM.

7. The Court Resolution Surcharge, Adjustment Schedule CRS-1.

8. The System Reliability Benefit Adjustment Mechanism charge, Adjustment Schedule SRB-1.

9. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.

2. The Customer's bill will not be reduced due to photocontrol or cable repair or replacement outages.

3. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

4. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground, the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

    a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

5. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract, maintenance, or service agreement.

LEGAL DESCRIPTION
DESERT OASIS
PARCEL 14B – PLAT
May 15, 2006

A PARCEL OF LAND SITUATE IN A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR BEARS, AS BASIS OF BEARINGS, SOUTH 00 03'05" WEST, A DISTANCE OF 2635.74 FEET;

THENCE NORTH 00°03'05" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 252.91 FEET;

THENCE NORTH 89°56'55" WEST, A DISTANCE OF 1062.47 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°16'21 WEST, A DISTANCE OF 747.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 568.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON–TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 633.54 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°16'21" EAST, DISTANCE OF 451.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 72°23'10" WEST, A DISTANCE 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°19'07", AN ARC DISTANCE OF 40.62 FEET TO A POINT OF NON–TANGENCY;

THENCE NORTH 65°17'43" EAST, A DISTANCE OF 39.45 FEET;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 127.12 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 11.62 FEET;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 256.30 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 853.00 FEET;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 00°16'21" WEST, A DISTANCE OF 20.00 FEET;

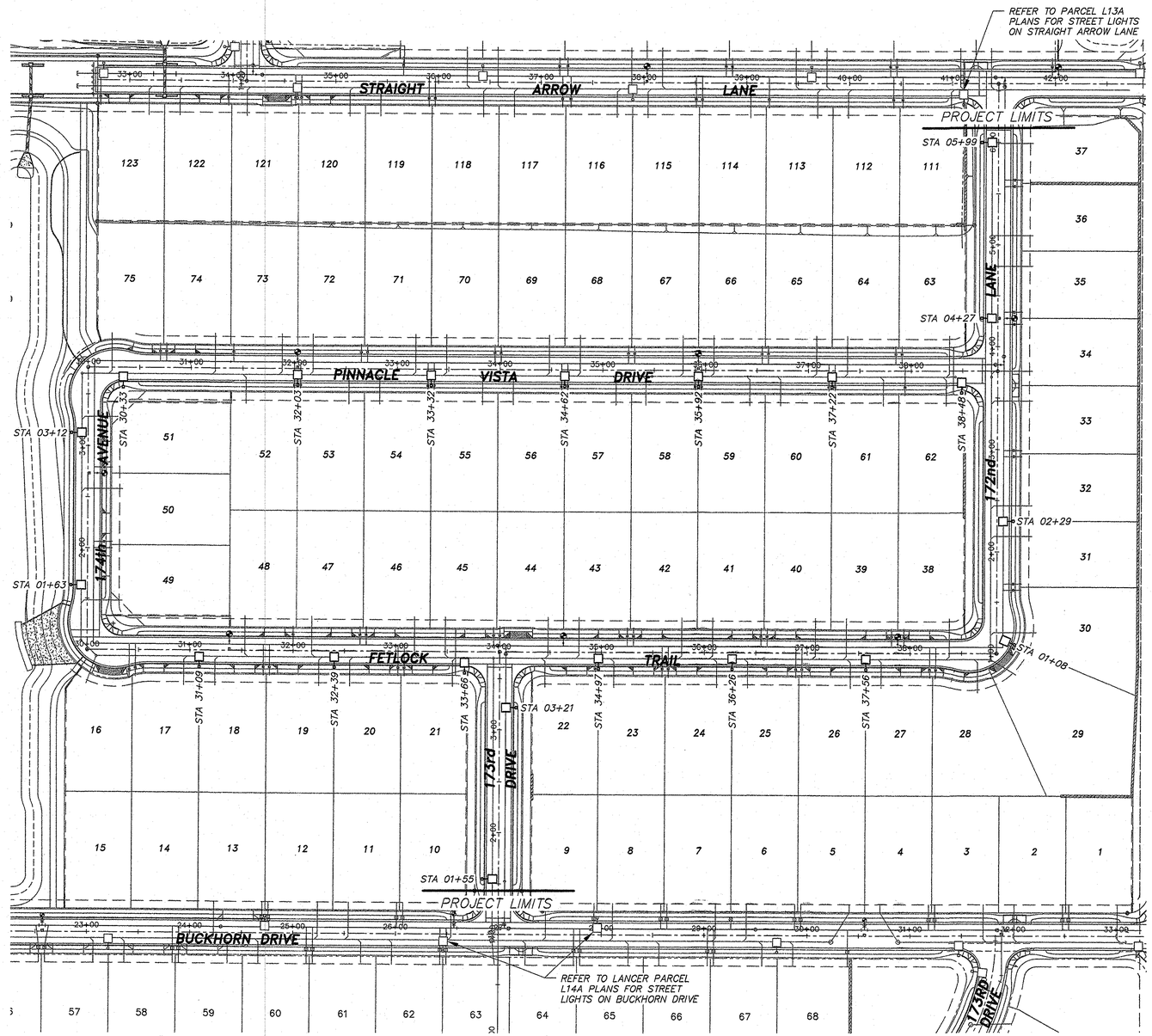
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE TRUE POINT OF BEGINNING.

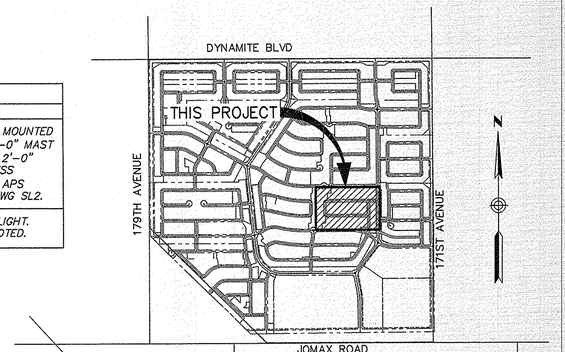
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 933,861 SQUARE FEET OR 21.4385 ACRES MORE OR LESS.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS–OF–WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

STREET LIGHTING PLANS
FOR
DESERT OASIS
PARCEL L14B
SURPRISE, ARIZONA

LEGEND & QUANTITIES LIST		
QTY	SYMBOL	DESCRIPTION
21		100W HPS (9,500 LUMENS) ARCHITECTURAL STYLE LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED STEEL SQUARE POLE WITH A 2'–0" MAST ARM. POLE SHALL BE CENTERED 1'–0" BEHIND SIDEWALK OR 2'–0" BEHIND BACK OF CURB WHERE SIDEWALK IS DETACHED, UNLESS OTHERWISE NOTED. MOUNTING HEIGHT SHALL BE 25'–0". SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON DWG SL2.
N/A		EXISTING OR PROPOSED 100W HPS (9,500 LUMENS) STREET LIGHT. NOT PART OF THIS PROJECT. REFER TO OTHER PLANS AS NOTED.





VICINITY MAP
NTS

DEVELOPER
CENTEX HOMES
8665 E. HARTFORD DR. Ste. 200
SCOTTSDALE, AZ 85255
PHONE: (480)–889–0900 EX:3342
CONTACT: MARY RATLIFF

CIVIL ENGINEER
RBF CONSULTING
16605 NORTH 28TH AVE. SUITE 100
PHOENIX, ARIZONA 85053
PHONE: (602) 467–2200
CONTACT: ERIC FROBERG, P.E.

SHEET INDEX

SHEET	DESCRIPTION
SL1	STREET LIGHTING PLAN
SL2	APS STANDARD DETAILS

CITY OF SURPRISE
Based on the submitted information, these plans are to the best of my knowledge, in accordance, with the City of Surprise Codes. This authorization is not to be construed as an approval of any violation of any City Codes, and/or M.A.G. specifications.
By _____ Date 9/14/2006
Final approval contingent on favorable field inspection.

0 60 120 180
SCALE IN FEET

RECEIVED
SEP 19 2006
COMMUNITY DEVELOPMENT

DARCOR
11611 N. TATUM BLVD
SUITE 2700
PHOENIX, AZ 85028
Ph: (602) 795–2699
Fax: (602) 795–2647

CALL TWO WORKING DAYS BEFORE YOU DIG
602–263–1100
1–800–STAKE–IT
(OUTSIDE MARICOPA COUNTY)

PROJECT TITLE
DESERT OASIS - PARCEL L14B
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING PLAN

Registered Professional Engineer (Electrical) Certificate No. 30025 DARWIN REYNOLDS 9/18/06 Date Signed Arizona U.S.A.

DATE	DESIGNED: DRG	DWG No.	SHEET
SEP 2006	DRAWN: CS	SL1	1
SCALE	CHECKED: DAR	PROJ No.	OF
AS NOTED		06045	2

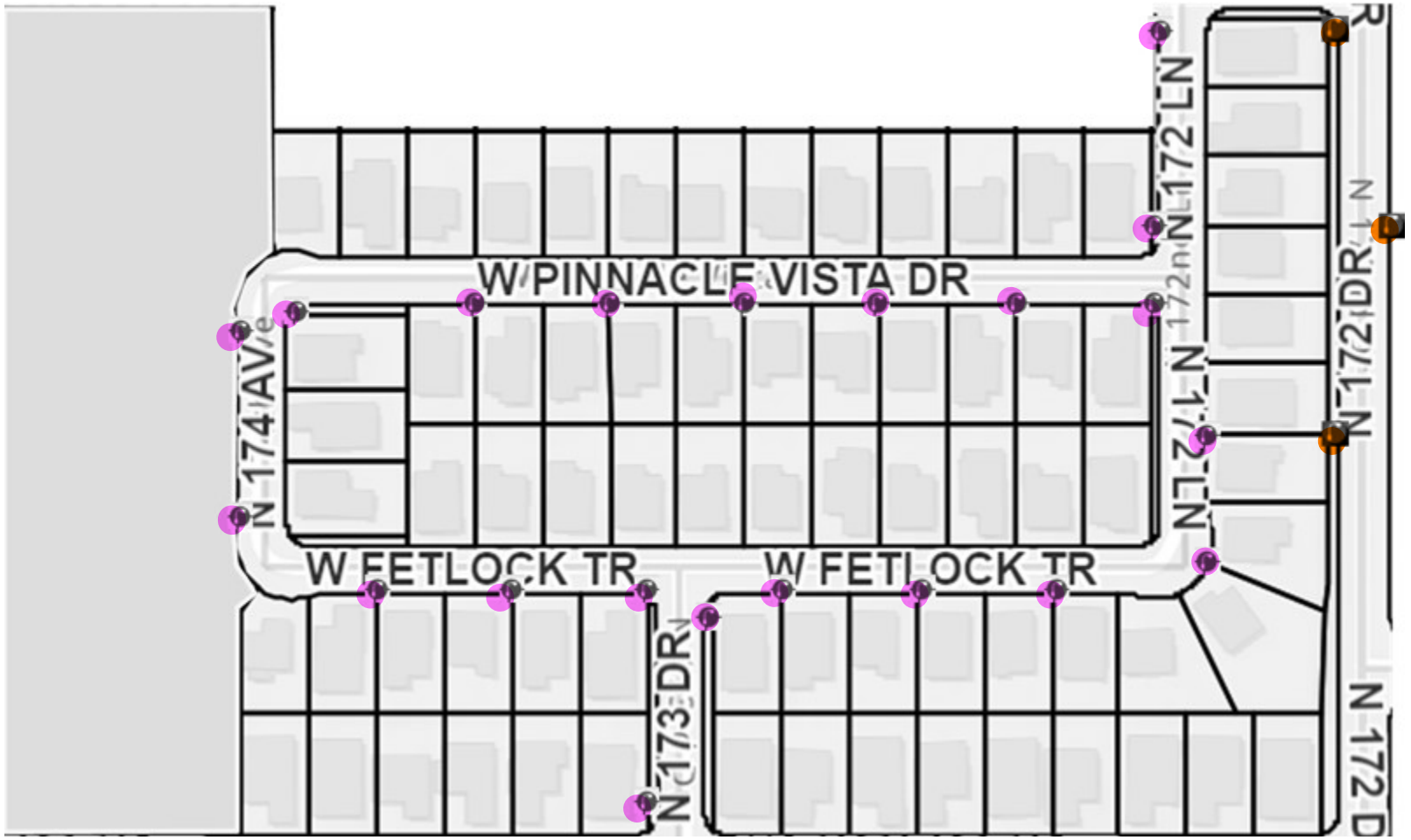
STREETLIGHTS
Sheet Number: FPR6-215
Project Name: DESERT OASIS PARCEL L14B
Engineering Number: EDGR-0391
Review Number: 2
Date Received: 9/19/2006
Reviewer Name: Octavia Chukuka

FILE COPY

Saved: Sep 18, 2006 File: 06045–SL1.dwg

21 - Local Street Lights
3 - Collector Street Lights

Desert Oasis Parcel 14B



2/10/25

J. Scott Duplessis
Mail Station 3537
P.O. Box 53999
Phoenix, AZ 85072

City of Surprise
Jamie Sullivan
16000 N Civic Center Plaza
Surprise, AZ 85374

Subject: Desert Oasis Parcel L14B SLID Estimate (APS Job #W321165)
Street Light Improvement District

Dear Jamie,

This Letter is in response to your request to provide a Street Light Improvement District monthly energy cost estimate for Desert Oasis Parcel L14B.

Below is the estimated monthly cost breakdown. There are (21) 36W LED lights on 30' Sq poles that are included in this parcel. Any additional parcels not listed in this estimate will result in additional monthly energy costs.

Desert Oasis Parcel L14B		
21) 36W LED, 30' Sq Poles		
Adjustors	21 Lights@$6.98	$ 146.58
Power Supply Adj.	$ 0.011977	$ 3.27
Renewable Energy Charge	$ 0.007100	$ 1.94
Transmission Cost Adj.	$ (0.000943)	$ (0.26)
Demand Side Management	$ 0.002393	$ 0.65
EIS	$ -	$ -
CRS	$ 0.001480	$ 0.40
Total Fees and Adjustments		$ 6.01
Electric Service Total		**$ 152.59**
Taxex and Fees		
Reg Assessent charge	0.2122%	$ 0.32
City Franchise	1.99000%	$ 3.04
State	5.60000%	$ 8.73
County	1.10000%	$ 1.72
City Tax	2.00000%	$ 3.12
Total Taxes and Fees		$ 16.93
Total		$ 169.52

Please do not hesitate to reach out to me with any further questions or concerns.

Sincerely,

J Scott Duplessis

J. Scott Duplessis
APS Lighting Consultant

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Contact Person: Lloyd Abrams, ASSISTANT CITY MANAGER
Submitting Department: Community Development
District: District 6
Staff Recommendations:

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

Agenda Wording:
Consideration and Action on accepting a Quit Claim Deed for Marley Park Well Site Tract A from HBT of Marley Park, LLC, generally located at the southeast corner of Waddell Road and Bullard Avenue.

Motion:
I move to approve accepting a Quit Claim Deed for Marley Park Well Site Tract A from HBT of Marley Park, LLC.

Background:
Marley Park Well No. 3 is generally located at the southeast corner of Bullard Avenue and Waddell Road. This well represents the final water supply infrastructure component required under the Marley Park Development Agreement. In Accordance with the agreement, DMB, the original developer of Marley Park, funded the design and construction of the well.

The well is now operational and has been conditionally accepted by the City, subject to the warranty phase; therefore, it may now be considered for Council acceptance. If accepted, the well will be operated and maintained by the City's Water Resource Management Department.

Objective Analysis:
The acceptance of the Quit Claim Deed for Well Site No 3 allows the City to service the City's citizens in the Marley Park community.

Policy Compliant:
Approval of this item is policy compliant. The proposed dedication will advance the goals and policies of the Surprise General Plan 2040 and the City of Surprise Land Development Ordinance.

Financial Impact:
All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the City and region. The Water Resource Management will assume operation and maintenance of the well site.

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. Quit Claim Deed signed with legal
2. Marley Park Well No 3 Dedication - CC 04.07.26

When Recorded Mail To:

City Clerk
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134(A)(3)

QUIT CLAIM DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

HBT of Marley Park, LLC an Arizona limited liability company ("Grantor")

Does hereby quitclaim to the City of Surprise, an Arizona municipal corporation, all of Grantor's right, title, and interest in the real property as legally described in Exhibit A and depicted in Exhibit B.

Dated this 17th day of February, 2026.

GRANTOR:

By: _____

STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged and executed before me this 17th day of FEBRUARY, 2026, by ADAM DAWSON.

My Commission Expires:

MICHELLE MOY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635787
Expires October 25, 2026

NOTARY PUBLIC

GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____
Kevin D. Sartor
Its: Mayor

Attest:

_____
Kristi Passarelli, City Clerk

STATE OF ARIZONA)
)SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Kevin D. Sartor, known by my as the Mayor of the City of Surprise an Arizona municipal corporation.

_____
Notary Public

My Commission Expires:

HUITT HZ ZOLLARS

EXHIBIT "A"
LEGAL DESCRIPTION
WELL SITE WITHIN TRACT A
"HOMESTEAD AT MARLEY PARK
PHASE 4 & 5 PARCELS 1A & 1B"

A PORTION OF TRACT A ACCORDING TO THE "FINAL PLAT HOMESTEAD AT MARLEY PARK PHASE 4 & 5 PARCELS 1A & 1B"(MARLEY PARK), RECORDED AS BOOK 1408, PAGE 21, MARICOPA COUNTY RECORDS (MCR), SITUATED IN A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 16 BEARS S89°20'49"E, A DISTANCE OF 2,639.04 FEET;

THENCE S89°20'49"E, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 106.15 FEET;

THENCE DEPARTING SAID NORTH SECTION LINE, S00°39'11"W, A DISTANCE OF 84.08 FEET, TO THE **POINT OF BEGINNING;**

THENCE N89°55'40"E, A DISTANCE OF 196.15 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY PROPERTY LINE OF SAID TRACT A BEING ALSO COMMON WITH THE NORTHERLY PROLONGATION OF THE WEST PROPERTY LINE OF LOT 20 OF SAID MARLEY PARK;

THENCE S00°39'11"W ALONG SAID NORTHERLY PROLONGATION AND ALONG EASTERLY PROPERTY LINE OF TRACT A, A DISTANCE OF 122.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A BEING ALSO ON THE NORTH RIGHT-OF-WAY (R/W) "WEST GEORGIA DRIVE";

THENCE N89°20'49"W ALONG SAID NORTH R/W, A DISTANCE OF 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTH R/W AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°08'42", A DISTANCE OF 32.62 FEET TO A POINT OF NON-TANGENCY;

THENCE, N29°29'18"W, DEPARTING SAID CURVE AND SAID NORTH R/W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A BEING ALSO COMMON WITH THE NORTHEASTERLY LINE OF LOT 45 OF SAID MARLEY PARK, A DISTANCE OF 40.92 FEET;

THENCE, N89°20'49"W, CONTINUING ALONG THE SHARED LINE OF SAID TRACT A AND SAID LOT 45, A DISTANCE OF 132.16 FEET TO A POINT ON THE SOUTH LINE OF TRACT A;

HUITT-ZOLLARS, INC.
PHOENIX OFFICE
5050 N. 40th St., Suite 100, Phoenix, AZ 85018
P: 602-252-8384
huitt-zollars.com

HUITT HZ ZOLLARS

THENCE N00°23'52"E, A DISTANCE OF 13.79 FEET TO THE SOUTH LINE OF A REMAINING PORTION OF LOT 2, "FINAL PLAT FOR MARLEY PARK LEGACY CHARTER SCHOOL" RECORDED AS BOOK 1211, PAGE 21, MCR;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTH, EAST AND NORTH LINES OF SAID REMAINING PORTION OF SAID LOT 2 BEING ALSO COMMON WITH SAID TRACT A BOUNDARIES:

N89°58'57"E, A DISTANCE OF 2.02 FEET;

N00°01'03"W, A DISTANCE OF 30.00 FEET;

S89°58'57"W, A DISTANCE OF 1.84 FEET;

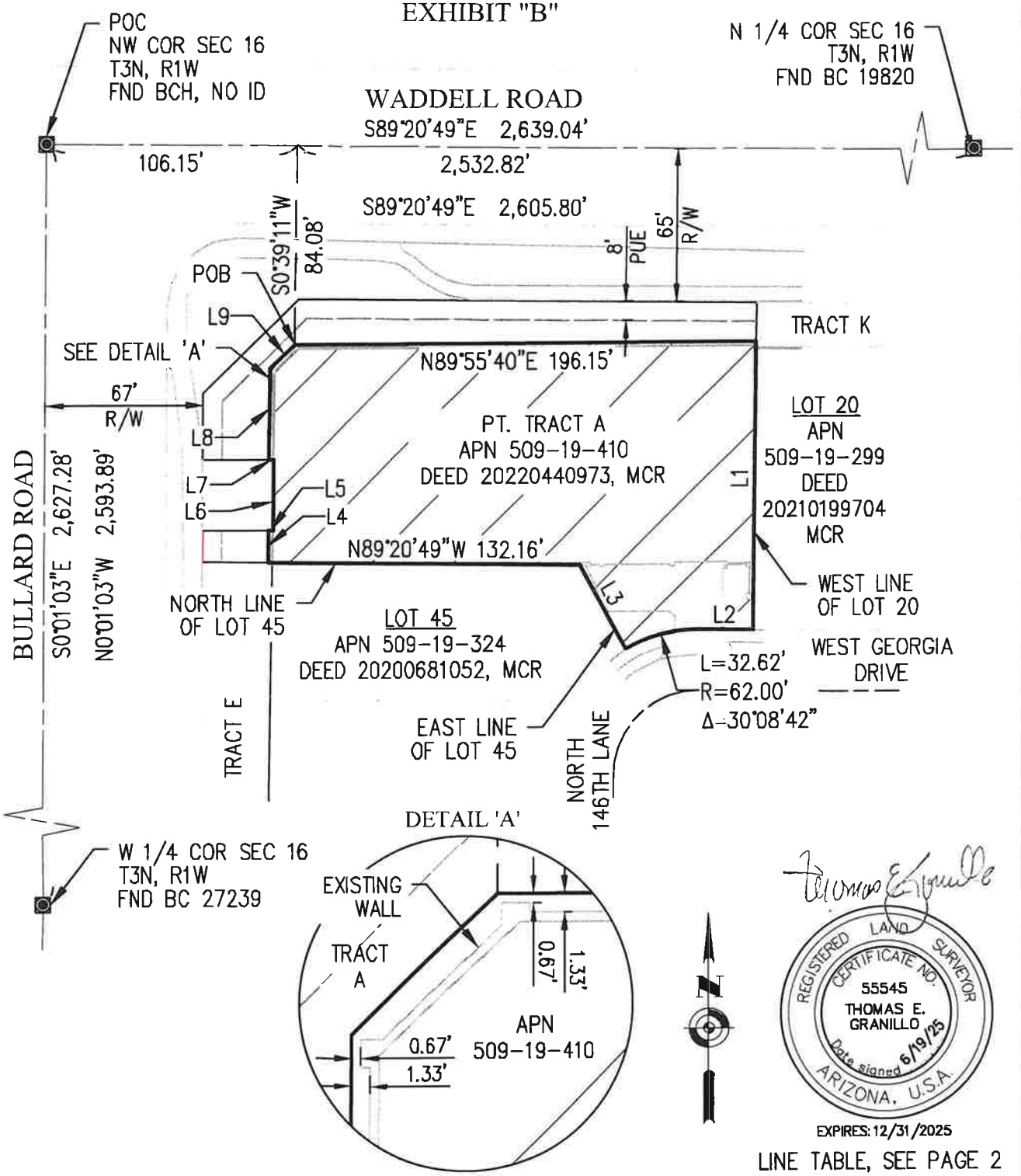
THENCE N00°16'47"E, DEPARTING THE NORTH LINE OF SAID REMAINING PORTION OF LOT 2, A DISTANCE OF 38.79 FEET;

THENCE N46°03'57"E, A DISTANCE OF 14.32 FEET, TO THE **POINT OF BEGINNING.**

CONTAINING 21,109.37 SQUARE FEET OR 0.4846 ACRES, MORE OR LESS.

g:\projects\rh18015.01 - victory at verrad bi-monthly meeting\05 design\05.9 quality & documentation\05.9.1 quality control reviews\2025-06-19 revised legal desc & exhibit\rh1801501 marley park - tract a legaldesc.docx

EXHIBIT "B"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55545
THOMAS E. GRANILLO
Date signed 6/19/25
ARIZONA, U.S.A.

EXPIRES: 12/31/2025

LINE TABLE, SEE PAGE 2

HUITT ZOLLARS
5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
WELL SITE WITHIN TRACT A
"HOMESTEAD AT MARLEY PARK
PHASE 4 & 5 PARCELS 1A & 1B"

PAGE 1 OF 2

SCALE	1" = 60'
DRAWN BY	YG
CHECKED BY	TEG
DATE	6/19/2025
JOB NO.	RH18015.01

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LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S0°39'11"W	122.12'
L2	N89°20'49"W	22.00'
L3	N29°29'18"W	40.92'
L4	N0°23'52"E	13.79'
L5	N89°58'57"E	2.02'
L6	N0°01'03"W	30.00'
L7	S89°58'57"W	1.84'
L8	N0°16'47"E	38.79'
L9	N46°03'57"E	14.32'

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PAGE 2 OF 2

SCALE	N/A
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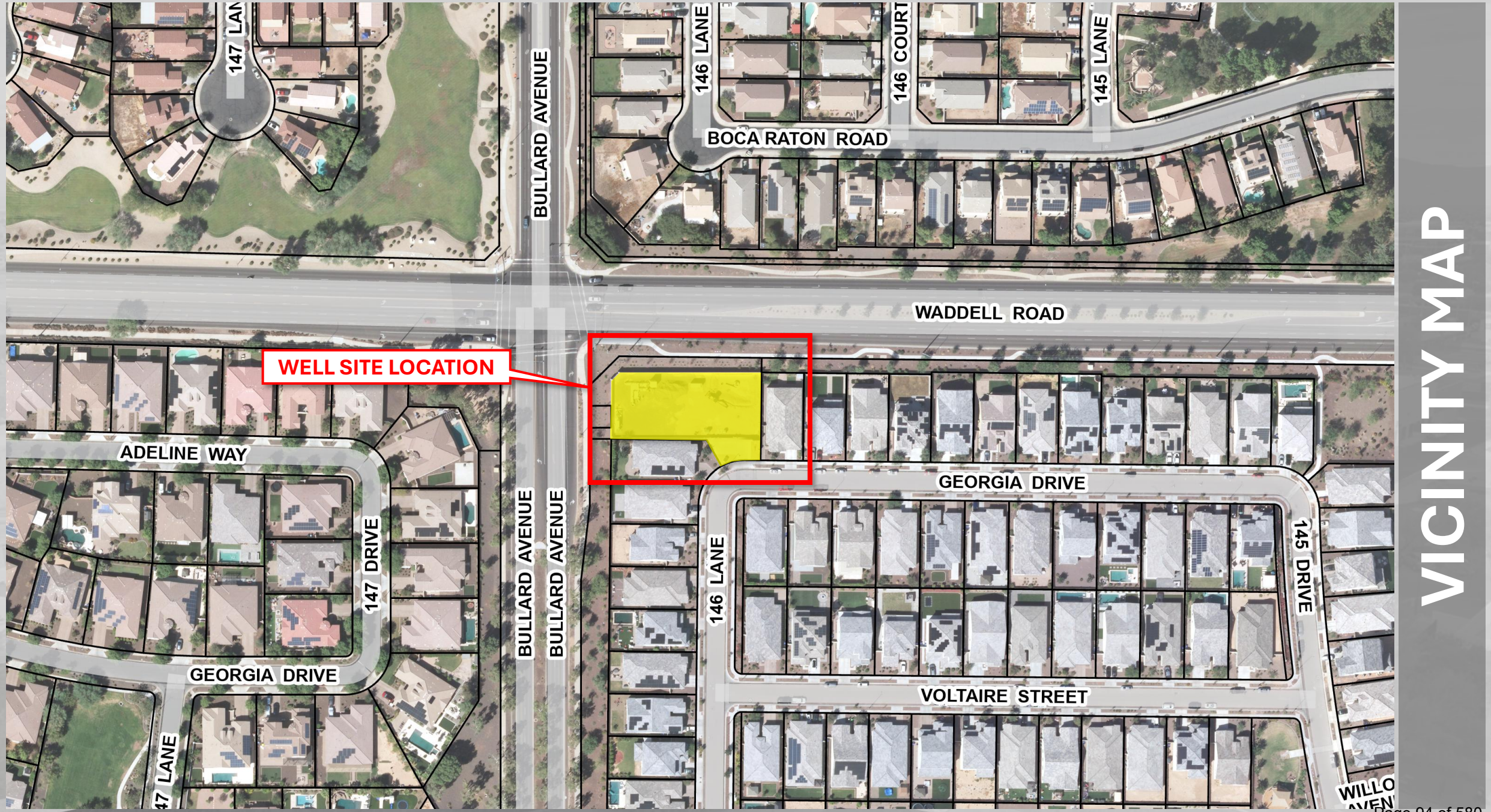
HBT of Marley Park, LLC

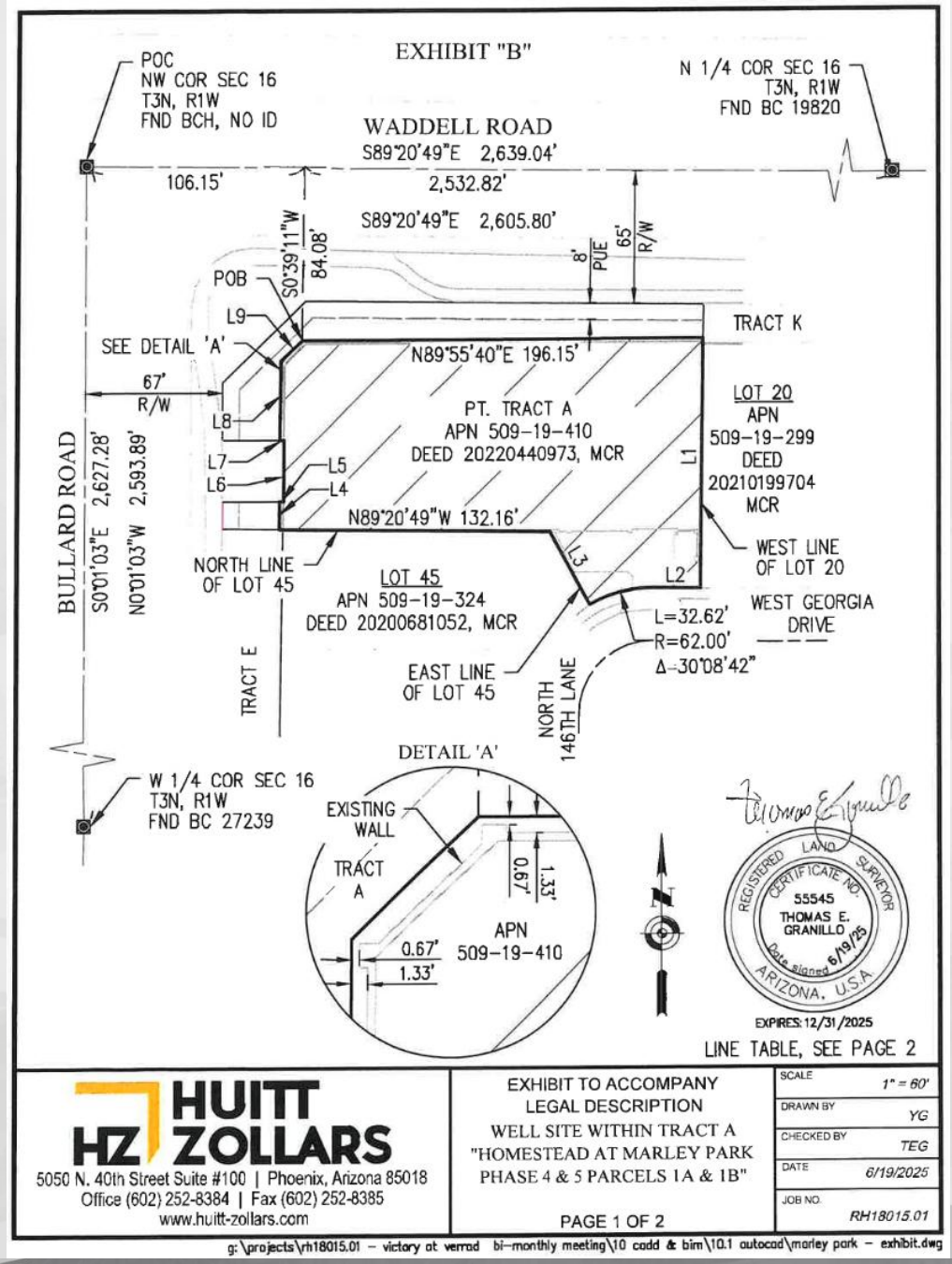
Marley Park Well No. 3 Dedication

City Council

April 7, 2026

SURPRISE
ARIZONA


VICINITY MAP
WELL SITE LOCATION
WADDELL ROAD
BOCA RATON ROAD
BULLARD AVENUE
BULLARD AVENUE
BULLARD AVENUE
146 LANE
146 COURT
145 LANE
147 LANE
ADELINE WAY
147 DRIVE
GEORGIA DRIVE
GEORGIA DRIVE
146 LANE
145 DRIVE
VOLTAIRE STREET



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Office (602) 252-8384 | Fax (602) 252-8385
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PAGE 1 OF 2

SCALE	1" = 60'
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LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S0°39'11"W	122.12'
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L5	N89°58'57"E	2.02'
L6	N0°01'03"W	30.00'
L7	S89°58'57"W	1.84'
L8	N0°16'47"E	38.79'
L9	N46°03'57"E	14.32'

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PAGE 2 OF 2

SCALE	N/A
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JOB NO.	RH18015.01

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EXHIBIT

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Contact Person: Lloyd Abrams, ASSISTANT CITY MANAGER
Submitting Department: Community Development
District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of a Development Agreement between the City of Surprise and owners of property generally located at the southeast corner of North 163rd Avenue and West Pinnacle Peak Road. Resolution 2026-41.

Motion:
I move to approve Resolution 2026-41

Background:
The Developer owns approximately 7.1 acres of real property generally located at the southeast corner of North 163rd Avenue and West Pinnacle Peak Road (the "Property").

On December 17, 2024, the City Council approved annexation of the Property pursuant to Ordinance No. 2024-41. On the same date, the Property was zoned C-2 PUD pursuant to Ordinance No. 2024-40.

The Owners intends to develop the property as a retail center. The Development Agreement outlines the obligations of the Owners and the City relative to roadway improvements and related public infrastructure necessary to accommodate development of the Property.

Owner's Obligations – The owner shall dedicate approximately fifteen (15) feet of additional right-of-way along West Pinnacle Peak Road to accommodate its future minor arterial roadway classification, construct an eastbound deceleration lane along West Pinnacle Peak Road prior to issuance of the first certificate of occupancy, and use commercially reasonable efforts to secure a cross-access easement with the adjacent property to facilitate future connectivity to a potential signalized intersection at the North 161st Drive Alignment.

City's Obligation – The City shall reduce the required landscape setback along West Pinnacle Peak Road to twenty (20) feet, permit a three-quarter access movement at the project's east driveway (right-in, right-out, and left-out), use reasonable efforts to assist in securing a cross-access easement if the adjacent property annexes and develops, and assist, if necessary, in acquiring any required right-of-way, including the potential use of condemnation authority, subject to reimbursement by the Developer for

applicable third-party costs.

Objective Analysis:

Potential Positive Impacts Include: The proposed agreement ensures that growth pays for itself, provides for infrastructure improvements in coordination with development, and enhances roadway capacity and connectivity along the West Pinnacle Peak Road corridor.

Potential Negative Impacts: The City will be required to operate and maintain more infrastructure.

Policy Compliant:

The action is compliant with Council policy relative to growth paying for itself.

Financial Impact:

The owners will be responsible for the design, construction, and installation of the public improvements identified in the Development Agreement. Upon acceptance, the City will assume operation and maintenance responsibilities. Acceptance of the infrastructure increases the City's asset base and future maintenance obligations.

Budget Impact:

None at this time. Future incremental maintenance costs associated with accepted infrastructure will be incorporated into future operating budgets.

FTE Impact:

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

ATTACHMENTS:

1. 163rd and Pinnacle Peak DA Resolution No. 2026-41
2. 163rd and Pinnacle Peak Signed DA
3. 163rd and Pinnacle Peak - CC Presentation

RESOLUTION # 2026-41

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF SURPRISE, ARIZONA, AND THE OWNERS AS SET FORTH IN THE ATTACHED DEVELOPMENT AGREEMENT, PERTAINING TO PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTH 163RD AVENUE AND WEST PINNACLE PEAK ROAD.

WHEREAS, the City of Surprise (the "City") is authorized to enter into development agreements, pursuant to A.R.S. § 9-500.05;

WHEREAS, the Owners own approximately 7.1 acres of real property generally located at the southeast corner of North 163rd Avenue and West Pinnacle Peak Road (the "Property"), as more particularly described in the Development Agreement attached hereto as **Exhibit A** and incorporated herein by this reference (the **"Agreement"**);

WHEREAS, the City and Owners have agreed upon the subject Agreement for the future development of the Property, which sets forth, among other things: (1) terms, conditions, restrictions, and requirements for the development of the Property,; and (2) other matters related to the future development of the Property; and

WHEREAS, the Owners now desire to obtain City Council approval to enter into the Development Agreement attached hereto as **Exhibit A**, for the purpose of setting forth certain obligations and commitments relative to the future development of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The Development Agreement between the City and the Owners, attached hereto as **Exhibit A**, is approved.

Section 2. The Mayor is hereby directed to execute the Agreement on behalf of the City and any other documents necessary to effectuate the intent of this Resolution.

APPROVED AND ADOPTED this _____day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Jeffrey Murray, City Attorney

EXHIBIT A

Development Agreement

When recorded, mail to:

City Clerk
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

DEVELOPMENT AGREEMENT
(SEC North 163rd Avenue & West Pinnacle Peak Road)

THIS DEVELOPMENT AGREEMENT (this "**Agreement**") is made as of this ___ day of _____, 2026, and is entered into by and between the CITY OF SURPRISE, an Arizona municipal corporation (the "**City**"), and THE WONG REVOCABLE LIVING TRUST DATED APRIL 13, 1995, as to an undivided 34% interest; THE RICHARD G. HUEY AND IRENE O. HUEY REVOCABLE FAMILY TRUST, as to an undivided 22% interest; PHILLIP O. WONG, a married man dealing with his sole and separate property, as to an undivided 22% interest; and JACKIE O. WONG, a married man dealing with his sole and separate property, as to an undivided 22% interest (collectively, joint and severally, "**Developer**"). The City and Developer sometimes are referred to herein individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. Developer owns approximately 7.1 acres of real property situated at the southeast corner of North 163rd Avenue and West Pinnacle Peak Road, as legally described in Exhibit A-1 and depicted in Exhibit A-2 (the "**Property**") attached hereto.

B. On December 17, 2024, pursuant to Case #FS24-0505, the City Council approved the annexation of the Property into the City pursuant to Ordinance No. 2024-41.

C. On December 17, 2024, pursuant to Case #FS24-1326, the City Council zoned the Property as C-2 PUD, pursuant to Ordinance No. 2024-40.

D. Developer intends to develop the Property as a retail center (the "**Project**"), as generally depicted on the site plan attached as Exhibit B (the "**Site Plan**"), as the Site Plan may be amended and approved by the City from time to time.

E. In furtherance of its development of the Project, Developer will record a subdivision plat (the "**Plat**") subdividing the Property into five (5) parcels and dedicating certain easements and rights-of-way for its development of the Project.

F. The City, pursuant to its approved Capital Improvement Plan, intends to make certain roadway and related infrastructure improvements to expand West Pinnacle Peak Road east of North 163rd Avenue to its ultimate minor arterial roadway condition in accordance with the City's upcoming Transportation Master Plan and the City's Engineering Development Standards (the "**Roadway Improvements**"). In its ultimate condition, the Roadway Improvements may include a four-way intersection at the North 161st Drive alignment (the "**North 161st Drive Alignment**") providing full turning movements to and from the parcels immediately east of the Property, i.e., the parcels identified as of the Effective Date as APNs 503-57-040 and 503-57-042A (together, the "**Adjacent Property**"),

generally as depicted in Exhibit C (the "**Access Exhibit**") attached hereto. The Parties acknowledge and agree that this Agreement does not waive or otherwise limit the City's ability to exercise its police powers in the future, for example by installing a median for traffic safety, or changing a two-way street to a one-way street. In the event the City exercises its police power at a future date which reduces or changes the turning movements set forth herein, said exercise shall be non-compensable in accord with *Rayburn v. State ex rel. Willey*, 93 Ariz. 54, 378 P.2d 496 (1963), and this Agreement does not create a contract or other compensable claim for damages based upon an alleged breach of this Agreement.

G. To facilitate its construction of the Roadway Improvements along the West Pinnacle Peak Road frontage of the Property, Developer shall dedicate to the City additional right-of-way, subject to and in accordance with the terms of this Agreement.

H. The Parties now seek to enter into this Agreement for the primary purpose of defining the Parties' respective rights, responsibilities, and obligations with respect to the dedication of right-of-way necessary for the City's construction of the Roadway Improvements, the Developer's need for certain cross-access easements and the City's efforts to assist the Developer in obtaining a cross-access easement in order to access a proposed future North 161st Drive Alignment, construction of certain additional public infrastructure improvements, and the reduction of certain Project landscape setbacks along West Pinnacle Peak Road to accommodate the future construction of West Pinnacle Peak Road to its ultimate minor arterial roadway cross section. The Parties intend this document to be a "Development Agreement" within the meaning of A.R.S. § 9-500.05.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. **Recitals**. The Recitals above are incorporated into this Agreement by this reference.

2. **Term**. Except as otherwise expressly provided herein, this Agreement will continue in effect for twenty (20) years following the Effective Date (as defined in Section 5) or until all obligations of the Parties under this Agreement have been satisfied and performed, whichever is earlier (the "**Term**").

3. **Developer's Obligations**. As a condition of Developer's development of the Project, Developer hereby agrees to do and perform the following:

3.1 **Right-of-Way Dedication**. At the time of the annexation and rezoning of the Property, which was undertaken to facilitate the development of the Project, West Pinnacle Peak Road was classified as a "collector street." Subsequent to annexation and based largely on the Arizona Department of Transportation's future construction of a Traffic Interchange at the approximate location of 155th Avenue and the State Route Loop 303, the ultimate build-out of West Pinnacle Peak Road will be a minor arterial, requiring the dedication of approximately fifteen (15) additional feet of right-of-way along the northern boundary of the Property adjacent to West Pinnacle Peak Road, as more particularly depicted in Exhibit D attached hereto (the "**Right-of-Way**"), which Developer will dedicate to the City on the final Plat to facilitate the City's construction of the Roadway Improvements.

3.2 **Deceleration Lane**. Prior to the issuance of the first certificate of occupancy for any structure within the Project, Developer shall construct, at its sole cost and expense and in accordance with the City's Engineering Development Standards, an eastbound deceleration lane within the City's existing West Pinnacle Peak Road right-of-way (the "**Decel Lane**") providing right-turn access to the Project by way of the Project's east driveway (the "**East Driveway**"), generally as depicted in the Access Exhibit.

3.3 **Cross-Access Easement**. Developer will use commercially reasonable efforts to agree upon the terms of and enter into a Cross-Access Easement with the Adjacent Property Owner, subject to and in accordance with Section 4.3.

4. **The City's Agreements**. The City hereby agrees as follows:

4.1 **Landscape Setbacks**. The minimum required landscape setback along West Pinnacle Peak Road will be reduced to twenty feet (20'). The reduction of the minimum required landscape setback will continue in effect and be enforceable pursuant to the terms of this Agreement.

4.2 **Turning Movements**. Subject to Section 4.5, the City will permit a three-quarter turning movement at the East Driveway, including right-turn access into the East Driveway by way of the proposed Decel Lane for eastbound traffic on Pinnacle Peak Road, right-turn access from the East Driveway onto eastbound Pinnacle Peak Road, and left-turn access from the East Driveway onto westbound Pinnacle Peak Road, but **not** left-turn access into the East Driveway from westbound traffic on Pinnacle Peak Road, all as generally depicted in the Access Exhibit attached hereto as Exhibit C.

4.3 **Cross-Access Easement**. In the event the owner of the Adjacent Property (singularly or, if more than one such owner, collectively, the "**Adjacent Property Owner**") seeks to annex into the City and the City Council exercises its legislative discretion to approve the annexation, and to the extent the Adjacent Property Owner seeks to rezone and change the existing use of the Adjacent Property, the City will use reasonable efforts to request that the Adjacent Property Owner dedicate and record a Cross-Access Easement (the "**Cross-Access Easement**"). The Cross-Access Easement will provide access across the Adjacent Property providing access from the Property to a potential future signalized intersection at the North 161st Drive Alignment. The Cross-Access Easement would be granted by the Adjacent Property Owner in favor of Developer and its successors-and-assigns, and will provide rights of pedestrian and vehicular ingress and egress over and across (a) the East Driveway to the Adjacent Property Owner, the tenants and occupants of the Adjacent Property, and their respective employees, agents, contractors, customers, invitees, and licensees; and (b) the Connecting Driveway (as defined below) to Developer, the tenants and occupants of the Property, and their respective employees, agents, contractors, customers, invitees, and licensees. As used herein, the term "**Connecting Driveway**" means a new driveway to be constructed by Developer and/or the Adjacent Property Owner, as further set forth in the Cross-Access Easement, on the Adjacent Property that will connect the East Driveway to the North 161st Drive Alignment. The Cross-Access Easement may provide Developer with the right to construct the Connecting Driveway, at its sole cost and expense, if Developer determines, prior to the time the Adjacent Property Owner commences construction of the Connecting Driveway, that the connection of the East Driveway to the North 161st Drive Alignment would be beneficial to the Project.

4.4 **No Additional Work**. With the exception of the Decel Lane and the Connecting Driveway (to the extent Developer elects to construct it pursuant to the Cross-Access

Easement), no other road widening or offsite utility work is or will be required to be undertaken or completed by Developer in connection with its development of the Project.

4.5 **Police Powers**. The Parties acknowledge and agree that this Agreement does not waive or otherwise limit the City's ability to exercise its police powers in the future, for example by installing a median for traffic safety, or changing a two-way street to a one-way street. In the event the City exercises its police power at a future date which reduces or changes the approved turning movements set forth herein, said exercise shall be non-compensable in accord with *Rayburn v. State ex rel. Willey*, 93 Ariz. 54, 378 P.2d 496 (1963), and this Agreement does not create a contract or other compensable claim for damages based upon an alleged breach of this Agreement. Subject to the foregoing ongoing rights of the City, the City shall review and, if appropriate, approve permits for (a) subject to the Adjacent Property Owner providing the Cross-Access Easement, a full-access intersection at the North 161st Drive Alignment providing full turning movements to and from the Adjacent Property, to be constructed by Developer and/or the Adjacent Property Owner without financial contribution from the City; and (b) a three-quarter turning movement at the East Driveway (no left-turn access into the East Driveway from westbound traffic on Pinnacle Peak Road), as further described in Section 4.2, at Developer's sole cost and expense.

5. **Recordation**. This Agreement shall be recorded in its entirety in the Official Records not later than ten (10) days after its full execution by the Parties. The date of recordation is the "**Effective Date**" hereunder.

6. **Notices and Demands**. All notices, filings, demands, or other communications provided for or in connection with this Agreement to be given, made, or sent by one Party must be in writing and will be deemed to have been received by the other Party (a) on the day personally delivered or served; (b) upon receipt or refusal to receive if sent by recognized overnight courier service (e.g., FedEx or UPS); or (iii) three (3) days (excluding Saturday, Sunday, and legal holidays) after deposit in the United States mail, postage prepaid, and sent by registered or certified mail, in each case addressed as follows:

City:	City of Surprise 16000 N. Civic Center Plaza Surprise, AZ 85374 Attn: Community Development Director Email: lloyd.abrams@surpriseaz.gov CDBusinessOps@surpriseaz.gov Phone: (623) 222-3021
With Copy to:	City of Surprise 16000 N. Civic Center Plaza Surprise, AZ 85374 Attn: City Attorney Email: city.attorney@surpriseaz.gov Phone: (623) 222-1120
Developer:	Walter Ong Wong 3729 East Cherokee Court Phoenix, Arizona 85044

With Copy to: Dyer Bregman Ferris Wong & Carter, PLLC
3003 North Central Ave, Suite 2600
Phoenix, Arizona 85012
Attn: Jim Wong
Email: jywong@dbfwclegal.com

and

Evergreen-163rd & Pat Tillman, L.L.C.
c/o Evergreen Devco, Inc.
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016
Attn: Laura Ortiz
Email: lortiz@evgre.com
Phone: 602-808-8600

and

Berry Riddell LLC
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251
Attn: Jason Donkersley
Email: jd@berryriddell.com
Phone: (480) 682-3912

By notice from time to time in accordance with this Section 6, either Party may designate another address or other addresses for receiving notice hereunder. If a copy of any notice to a Party also is given to such Party's counsel or other designated recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other designated recipient, actually receives or is deemed to have received the notice, whichever is earlier.

7. **Default**. If a Party (the "**Defaulting Party**") breaches its obligation to perform or otherwise to act in accordance with any term of this Agreement, then the other Party (the "**Non-Defaulting Party**") may provide written notice of such breach to the Defaulting Party ("**Notice of Default**"). Any Notice of Default shall specify the nature of the breach and the manner in which it may satisfactorily be cured, if possible. The Defaulting Party will have thirty (30) days following receipt of the Notice of Default to cure the breach specified therein. If the breach is such that more than thirty (30) days reasonably would be required to cure it, then the Defaulting Party shall notify the Non-Defaulting Party of the time needed to cure such breach, and so long as the Defaulting Party commences to cure such breach within the required thirty (30) day period and thereafter diligently proceeds to complete such cure, then the time to cure such breach will be extended; provided, however, no such extended cure period may exceed ninety (90) days following the Defaulting Party's receipt of the Notice of Default. If a breach remains uncured following the thirty (30) day period, as may be extended in accordance with this Section 7, the only remedy permitted will be specific performance, and the City shall not be responsible, liable, or obligated to pay any monetary damages.

8. **Waiver**. No delay in exercising any right or remedy hereunder shall be deemed a waiver thereof and no waiver by a Party of a breach of any provision of this Agreement shall be

construed as a waiver of any preceding or succeeding breach of the same or of any other provision of this Agreement.

9. **Good Standing and Authority**. Each Party represents and warrants that it is duly formed and validly existing under applicable law and that the individuals executing this Agreement on behalf of such Party are authorized and empowered to bind the Party on whose behalf each such individual is signing.

10. **No Agency Created**. Nothing contained in this Agreement shall create any partnership, joint venture, or other agreement between the Parties. No term or provision of this Agreement is intended to or shall be for the benefit of any person or entity not a party hereto, and no such other person or entity shall have any right or cause of action hereunder.

11. **Assignment**. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and their successors in interest and assigns. Owner may make partial assignments of its rights under this Agreement to successor owners.

12. **Further Documentation**. The Parties agree in good faith to execute such further or additional instruments and documents and to take such further actions as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

13. **Fair Interpretation**. The Parties have been represented by counsel in the negotiation and drafting of this Agreement, and this Agreement will be construed according to the fair meaning of its language. The rule of construction that ambiguities will be resolved against the Party who drafted a provision will not be used in interpreting this Agreement.

14. **Time of the Essence**. Time is of the essence in this Agreement and with respect to the performance required by each Party hereunder.

15. **Amendments**. Any change, addition, or deletion to this Agreement requires a written amendment executed by both the City and Developer. Within ten (10) days after any amendment to this Agreement is executed by the Parties, such amendment shall be recorded in the Official Records.

16. **Headings**. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of any provision of this Agreement.

17. **Conflict of Interest**. This Agreement is subject to the terms of A.R.S. § 38-511.

18. **Proposition 207 Waiver**. Owner hereby waives and releases City from any and all claims under A.R.S. § 12-1134 *et seq.*, including any right to compensation for reduction to the fair market value of the Property as a result of the City's approval of this Agreement. This waiver runs with the land, is binding upon all subsequent owners of the Property, and survives the expiration or earlier termination of this Agreement.

19. **Entire Agreement**. This Agreement contains the entire understanding and agreement between the Parties with respect to the subject matter hereof and supersedes any prior written or oral understandings or agreements between the Parties with respect thereto.

20. **Counterparts**. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same instrument.

21. **Severability**. If any provision or provisions of this Agreement, or the application thereof to any person or circumstance, is determined to be invalid or unenforceable to any extent, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is so determined invalid or unenforceable, will not be affected thereby, and each provision hereof will be valid and will be enforced to the fullest extent permitted by law.

22. Choice of Law, Venue, and Attorneys' Fees. Any dispute, controversy, claim, or cause of action arising out of or related to this Agreement shall be governed by Arizona law. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Depending on the nature of the claims, a Party may file an action in the Federal District Court for the District of Arizona, in Phoenix, Arizona. No Party shall be entitled to recover any of its attorneys' fees nor other legal costs from any other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through mediation, arbitration, litigation in court, or otherwise.

23. **Exhibits**. All exhibits attached hereto are incorporated into this Agreement by this reference as though fully set forth herein.

Exhibit A-1	Legal Description of the Property
Exhibit A-2	Depiction of the Property
Exhibit B	Site Plan
Exhibit C	Access Exhibit
Exhibit D	Depiction of the Right-of-Way

IN WITNESS WHEREOF, the Parties have executed this Development Agreement (SEC North 163rd Avenue & West Pinnacle Peak Road) as of the date first set forth above.

[*Signature pages follow*]

CITY

CITY OF SURPRISE,
an Arizona municipal corporation

By:_____
Name: Kevin D. Sartor, Mayor

Attest:

_____
City Clerk

Approved as to form:

_____
City Attorney

STATE OF ARIZONA)
)ss:
COUNTY OF MARICOPA)

ACKNOWLEDGMENT

On this ____ day of_____, 2026, before me, a Notary Public, personally appeared Kevin D. Sartor, Mayor of the City of Surprise, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same on behalf of such entity, for the purposes therein contained.

_____
Notary Public
My Commission Expires:_____

DEVELOPER

WALTER ONG WONG and SHIRLEY O. WONG,
Co-trustees of the Wong Revocable Living Trust dated April 13, 1995, as to an undivided 34% interest

By: Walter Ong Wong
Date: 2/18/2026

By: Shirley O. Wong
Date: 2/18/2026

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This record was acknowledged before me on this 18th date of February, 2026, by Walter Ong Wong, Trustee of the Wong Revocable Living Trust dated April 13, 1995.

Brittany Ann Novakowski
Notary Public

My Commission Expires:

August 28, 2026

BRITTANY ANN NOVAKOWSKI
Notary Public - Arizona
Maricopa County
Commission # 633348
My Comm. Expires Aug 28, 2026

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This record was acknowledged before me on this 18th date of February, 2026, by Shirley O. Wong, Trustee of the Wong Revocable Living Trust dated April 13, 1995.

Brittany Ann Novakowski
Notary Public

My Commission Expires:

August 28, 2026

BRITTANY ANN NOVAKOWSKI
Notary Public - Arizona
Maricopa County
Commission # 633348
My Comm. Expires Aug 28, 2026

DEVELOPER

RICHARD HUEY and IRENE O. HUEY,
Trustees of the Richard G. Huey and Irene O. Huey Revocable Family Trust

By: _____
Date: 2-21-26

By: _____
Date: 2/21/26

[Acknowledgement follows]

ACKNOWLEDGMENT BY NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) §
COUNTY OF PLACER)

On February 21st, 2026, before me, S.Z. Herrera, NOTARY PUBLIC, personally appeared Richard G. Huey and Irene O. Huey, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S.Z. Herrera (Seal)

0

DEVELOPER

PHILLIP O. WONG,
A married man, as to an undivided 22% interest

By: Phillip O. Wong
Date: 2-18-26

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

This record was acknowledged before me on this 18th date of Feb, 2026, by Phillip O. Wong.

Lisa Adler
Notary Public

My Commission Expires:

October 05, 2027

LISA ADLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134042453
MY COMMISSION EXPIRES OCTOBER 05, 2027

0

DEVELOPER

JACKIE O. WONG,
A married man, as to an undivided 22% interest

By: Jackie O. Wong
Date: 2-19-2026

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This record was acknowledged before me on this 19th date of February, 2026, by Jack O. Wong.

Anita Klein
Notary Public

My Commission Expires:

06-12-2027

Anita Klein
Notary Public
Maricopa County, Arizona
My Comm. Expires 06-12-27
Commission No. 652911

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Exhibit A-1
Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of the North half of the Northwest quarter of Section 18, Township 4 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 18;

Thence South 89° 59' 00" East, a distance of 574.70 feet along the North line of said Section 18;

Thence South 00° 22' 15" East, a distance of 659.58 feet to a point;

Thence South 89° 58' 00" West a distance of 578.62 feet to the West line of said Section 18;

Thence North a distance of 659.41 feet to the POINT OF BEGINNING;

EXCEPT the following described property, conveyed to the City of Surprise in Warranty Deed recorded August 15, 2024 in Document 20240433977:

BEGINNING at the Northwest Corner of said Section 18, from which the West Quarter Corner of said Section lies South 00° 10' 21" West 2633.87 feet;

Thence along the north line of said Section, South 89° 48' 44" East 100.00 feet;

Thence South 00° 10' 21" West 45.00 feet;

Thence South 48° 00' 27" West 29.68 feet;

Thence South 00° 10' 21" West 305.07 feet;

Thence North 89° 48' 39" West 10.00 feet;

Thence South 00° 10' 21" West 238.56 feet;

Thence South 44° 47' 27" East 28.30 feet;

Thence South 89° 45' 53" East 52.06 feet;

Thence South 00° 14' 07" West 30.50 feet to the south line of said real property;

Thence along said line North 89° 45' 53" West 140.02 feet to the west line of said real property, being also the west line of said Northwest Quarter of Section 18;

Thence along said west line North 00° 10' 21" East 659.00 feet to the POINT OF BEGINNING; and

EXCEPT the following described property:

That portion of the North Half of the Northwest Quarter of Section 18, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona more particularly described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter, monumented by a City of Surprise brass cap, from which the Northeast Corner of said Northwest Quarter, monumented by a Bureau of Land Management brass cap, bears South 89°37'50" East 1893.34 feet as the BASIS OF BEARINGS;

Thence South 89°37'50" East along the North Line of said Northwest Quarter, 100.00 feet to the Northwest Corner of the property described in Instrument Number 1996- 0040121 of Official Records of the Maricopa County Recorder, Maricopa County, Arizona, and the TRUE POINT OF BEGINNING;

Thence continuing South 89°37'50" East along said North Line, 474.70 feet to the Northeast Corner of said property;

Thence South 00°01'05" East along the East Line of said property, 40.00 feet to a point on the South Line of the North 40.00 Feet of said Northwest Quarter;

Thence North 89°37'50" West along said South Line, 474.96 feet to a point on the West Line of said property;

Thence North 00°21'11" East along said West Line, 40.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT all coal and other minerals as reserved in the Patent to the United States of America.

Exhibit A-2
Depiction of the Property

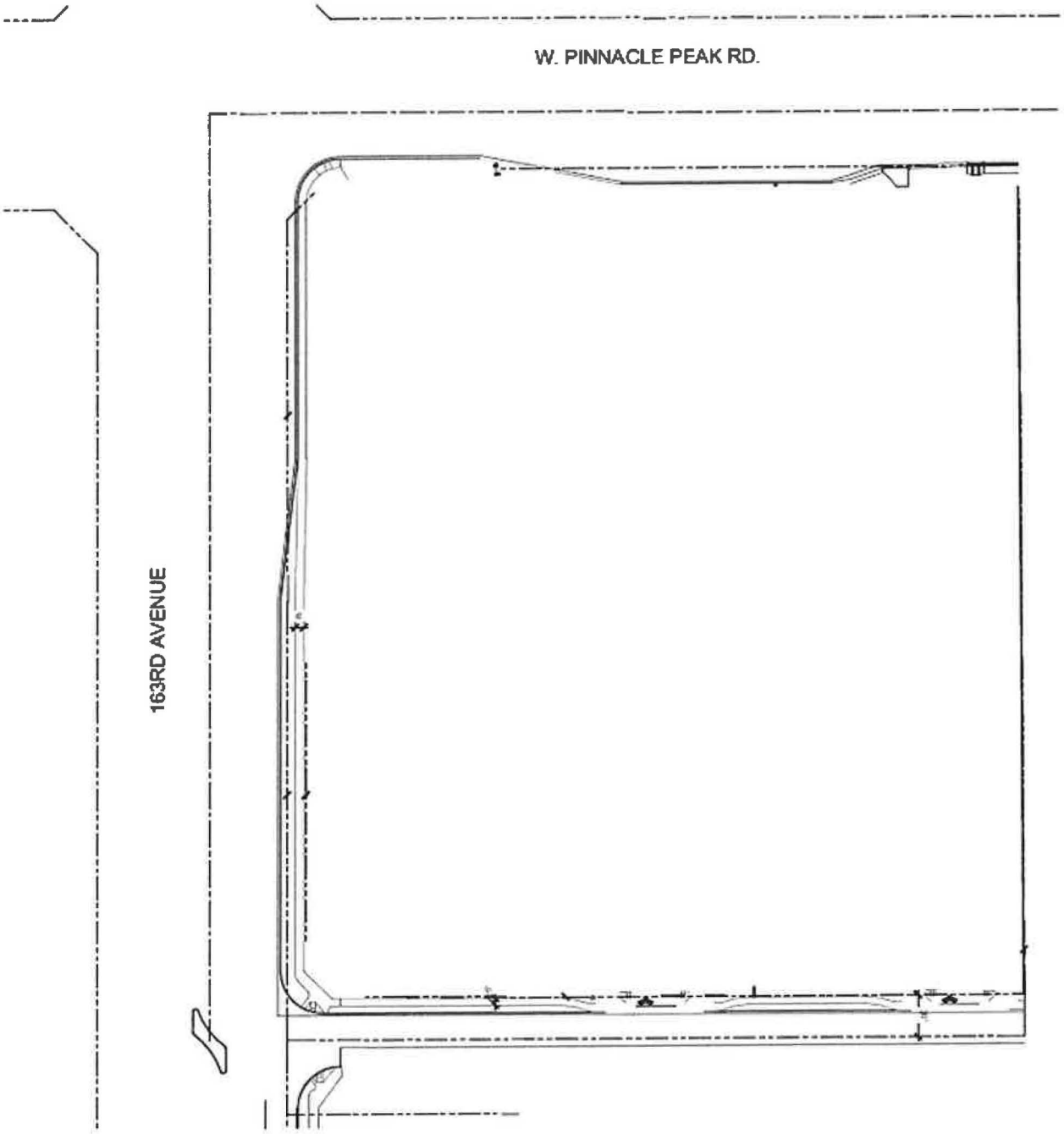
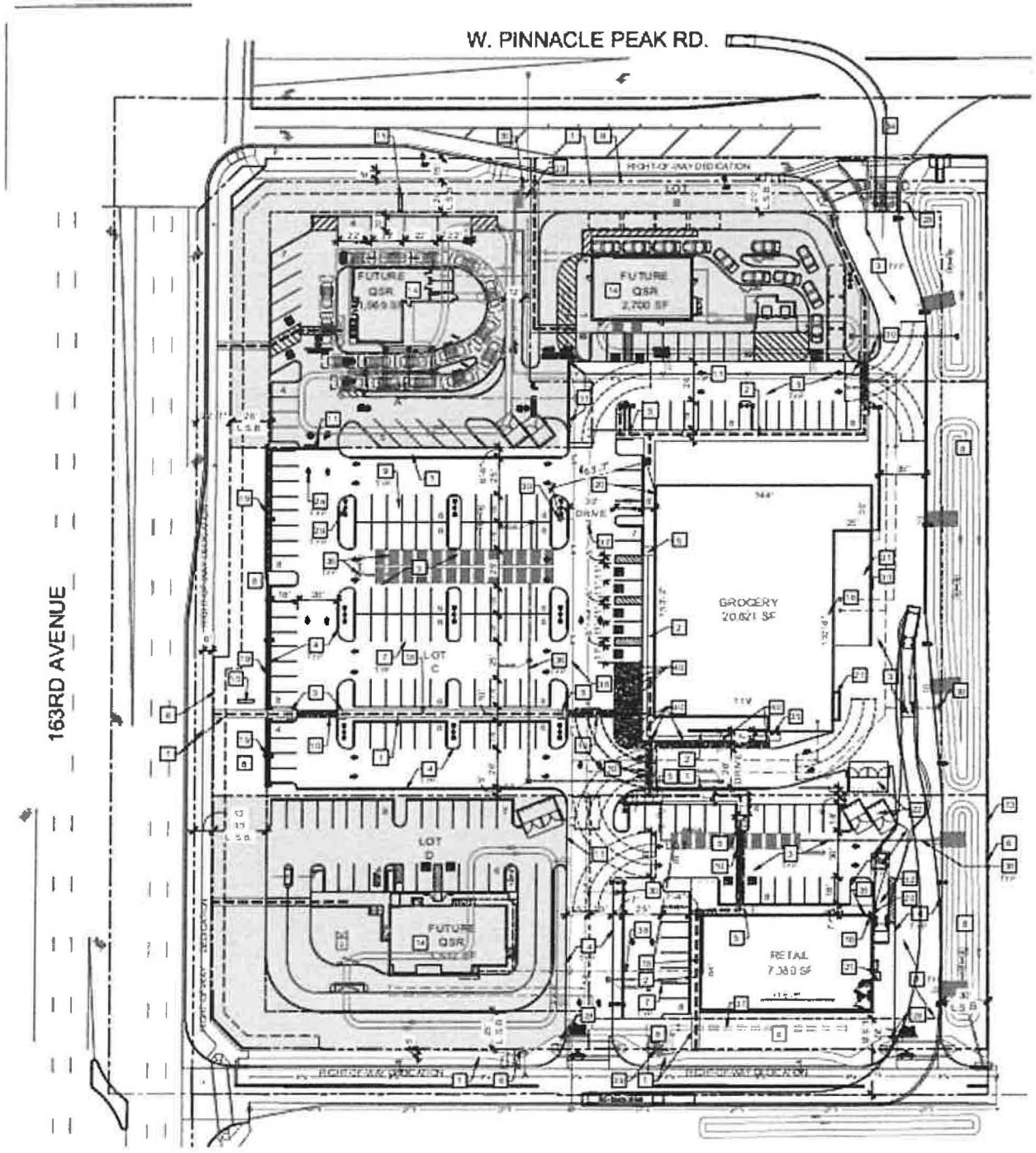


Exhibit B
Site Plan



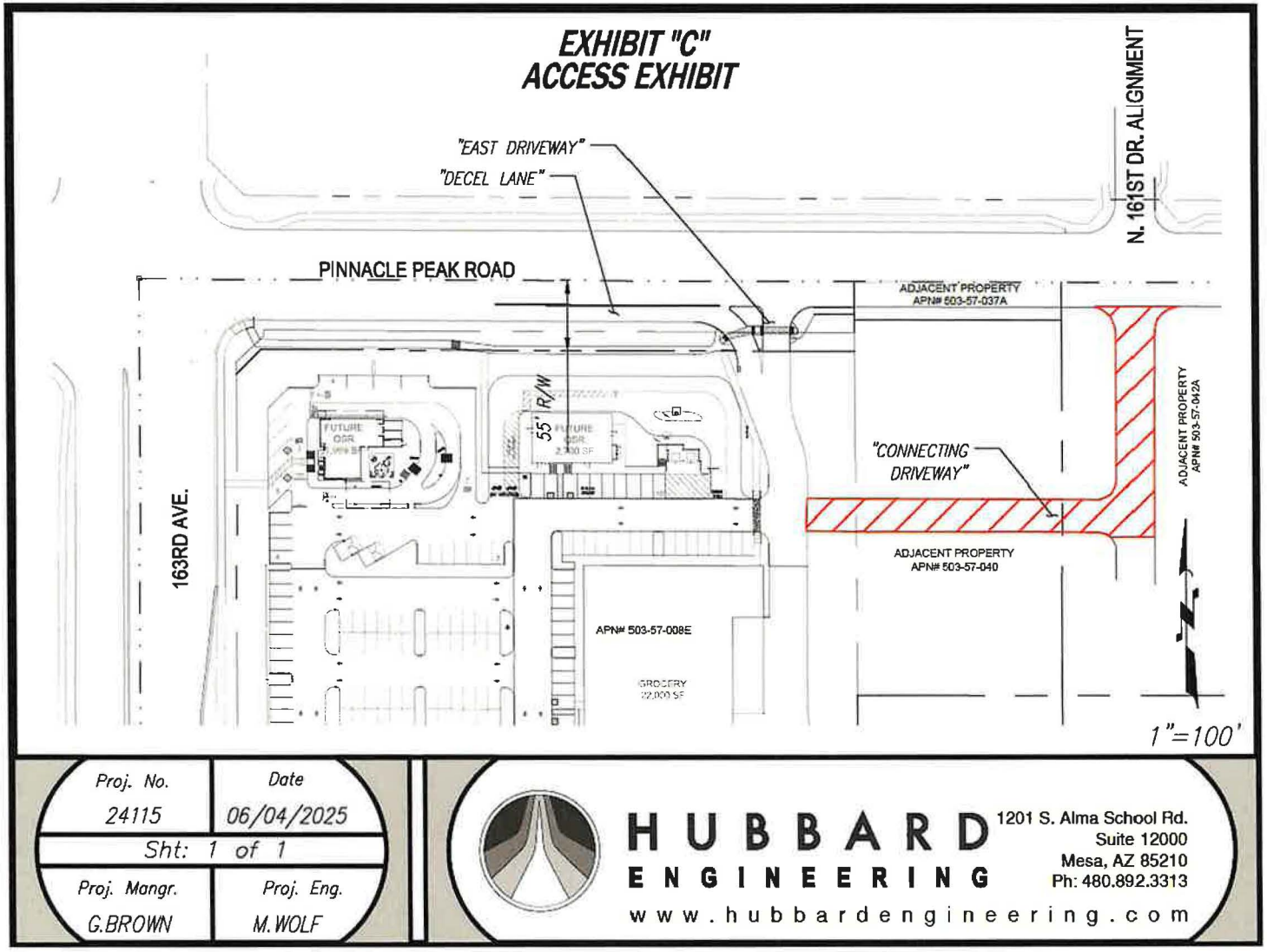
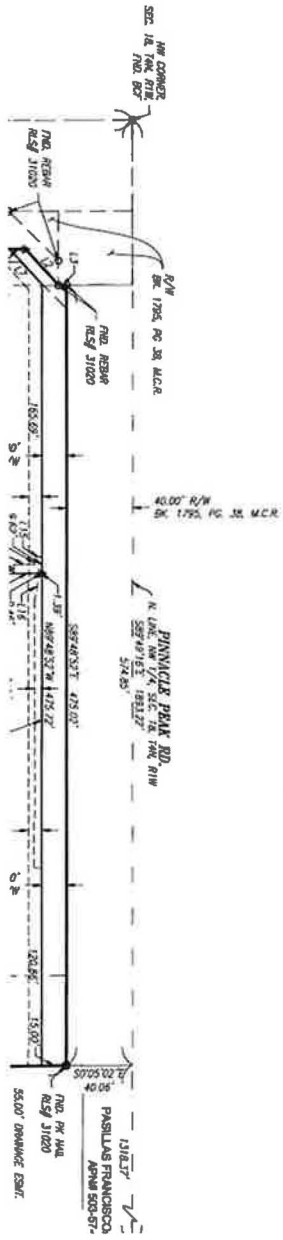


EXHIBIT "C"
ACCESS EXHIBIT
"EAST DRIVEWAY"
"DECEL LANE"
N. 161ST DR. ALIGNMENT
PINNACLE PEAK ROAD
ADJACENT PROPERTY
APN# 503-57-037A
55' R/W
FUTURE
QSR
2,500 SF
"CONNECTING
DRIVEWAY"
ADJACENT PROPERTY
APN# 503-57-042A
163RD AVE.
ADJACENT PROPERTY
APN# 503-57-040
APN# 503-57-008E
GROCERY
1"=100'
Proj. No.
24115
Date
06/04/2025
Sht: 1 of 1
Proj. Mangr.
G.BROWN
Proj. Eng.
M.WOLF
HUBBARD
ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

Exhibit D
Depiction of the Right-of-Way



SEC North 163rd Avenue & West Pinnacle Peak Road Development Agreement Resolution 2026-41

City Council

April 7, 2026

SURPRISE
ARIZONA

VICINITY MAP

Owner Obligations

- Dedicate an additional 15 feet of ROW along W. Pinnacle Peak Rd.
- Construct eastbound deceleration lane prior to first building occupancy.
- Pursue cross-access easement with adjacent property.

City Obligations

- Reduce landscape setback to 20 feet.
- Allow 3/4 access at east driveway (right-in/right-out/left-out).
- Assist with cross-access easement if adjacent property develops.
- Assist in ROW acquisition if needed (developer reimburses costs).

SURPRISE
ARIZONA

Summary

- Agreement supports retail development while ensuring infrastructure improvements.
- Defines clear responsibilities between Developer and City.
- Promotes future connectivity and traffic efficiency.

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: Police
Staff Recommendations: None

Contact Person: Evan Becher, POLICE CHIEF
District: Citywide

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

Agenda Wording:
Consideration and action to approve an intergovernmental agreement (IGA) between the City of Surprise, Avondale, Buckeye, El Mirage, Glendale, Goodyear, Peoria, Tolleson, and The Town of Wickenburg, to continue the joint West Valley Mobile Field Force Response Team; Resolution 2026-31.

Motion:
I move to approve Resolution 2026-31.

Background:
Current contract was approved and expires in July. Looking to renew it.

Objective Analysis:
This is to renew a former IGA for the joint exercise of governmental powers and law enforcement mutual aid.

Policy Compliant:
The City regularly partners with other governmental entities when it is beneficial to do so. This action is compliant with City and Council 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:
1. Resolution-West Valley MFFRT IGA 2026.final
2. WVMFF IGA_Final(mab)
3. MobileFieldForce.IGA.Draft

RESOLUTION # 2026-31

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AVONDALE, THE CITY OF BUCKEYE, THE CITY OF EL MIRAGE, THE CITY OF GLENDALE, THE CITY OF GOODYEAR, THE CITY OF PEORIA, THE CITY OF TOLLESON, AND THE TOWN OF WICKENBURG, FOR AND ON BEHALF OF THEIR RESPECTIVE POLICE DEPARTMENTS OR LAW ENFORCEMENT AGENCIES FOR JOINT WEST VALLEY MOBILE FIELD FORCE RESPONSE TEAM.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.,* the City of Surprise has the authority to enter into an intergovernmental agreement with other governmental entities for the purposes set forth within;

WHEREAS, the parties are authorized and empowered by A.R.S. Sections 11-951 et. Seq. and A.R.S. Section 13-3872, and in some instances by city charter provision, to enter into agreements for the joint exercise of governmental powers and law enforcement mutual aid; and

WHEREAS, it is the desire of the Parties and Agencies to work together for the mutual benefit of the public; and

WHEREAS, it is the desire of the Parties and Agencies to work together and coordinate response to incidents of civil disturbance, public demonstrations, volatile situations of large or intermediate scale, or any event involving large crowds; and

WHEREAS, the locations of each Party's jurisdiction and their proximity to each other makes it advantageous to enter into this IGA in order to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional criminal activity.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The Intergovernmental Agreement between the City of Surprise and the City of Avondale, the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Tolleson, and the Town of Wickenburg, attached as Exhibit A, is approved.

Section 2. The City Manager, or her designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

SIGNATURES ON FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Jeffrey Murray, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND THE CITY OF AVONDALE, THE CITY OF BUCKEYE, THE CITY OF EL MIRAGE, THE CITY OF GLENDALE, THE CITY OF GOODYEAR, THE CITY OF PEORIA, THE CITY OF TOLLESON, AND THE TOWN OF WICKENBURG

INTERGOVERNMENTAL AGREEMENT
FOR PARTICIPATION IN THE
WEST VALLEY MOBILE FIELD FORCE RESPONSE TEAM

This Intergovernmental Agreement ("Agreement" or "IGA") is entered into by and between the municipal corporations of the City of Avondale, the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg, for and on behalf of their respective police departments or law enforcement agencies. Throughout this IGA the municipal corporations listed may be referred to as a "Party" and may be referred collectively as "Parties". The law enforcement agency of the Parties will be referred to as "Agency" or "Agencies".

I. RECITALS

WHEREAS, the Parties are authorized and empowered by A.R.S. Sections 11-951 *et. seq.* and A.RS. Section 13-3872, and in some instances by city charter provision, to enter into agreements for the joint exercise of governmental powers and law enforcement mutual aid; and

WHEREAS, agreements for mutual assistance and intergovernmental cooperation in public safety areas have existed between municipalities and governmental jurisdictions; and

WHEREAS, it is the desire of the Parties and Agencies to work together for mutual benefit of the public; and

WHEREAS, it is the desire of the Parties and Agencies to work together and coordinate response to incidents of civil disturbance, public demonstrations, volatile situations of large or intermediate scale, or any event involving large crowds; and

WHEREAS, the locations of each Party's jurisdiction and their proximity to each other makes it advantageous to enter into this IGA in order to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional criminal activity.

NOW THEREFORE, in consideration of the mutual promises, inducements, covenants, agreements, conditions and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

For purposes of this IGA, the Agencies of the aforementioned Parties shall hereinafter be known collectively as the West Valley Mobile Field Force Response Team (MFFRT). Each West Valley MFFRT agency shall provide a copy of its fully executed IGA to every other member agency. If any Native American Tribal Government becomes a party to this IGA and requests MFFRT assistance, all assisting MFFRT team members shall be granted tribal

peace officer authority for the duration of the MFFAT activation within the applicable tribal jurisdiction.

II. PURPOSE

The purpose of this Agreement is to create the West Valley Mobile Field Force Response Team ("MFFRT"). The primary goal of the MFFRT is to provide a pool of specialized officers available, upon request, to assist in responding to volatile situations, incidents of civil disturbance, public demonstrations or events involving large crowds.

III. ACTIVATION, PROCEDURES AND RESOURCES

Each Agency director shall appoint a MFFRT Leader ("Leader") as well as an Alternate for that Agency who shall be no less than the rank of commander or equivalent, and no less than four (4) sworn officers to be MFFRT Members ("Members"). Each Leader shall be responsible for all training, coordination and deployment of members from the same Agency, as well as coordination of training and deployment with each other Agency. Leaders are also responsible for mediating any disagreements between the Agencies during a MFFRT deployment. Each Agency shall notify every other Agency of the name and contact information of that Agency's Leader and Alternate, as well as when that designation or information changes.

Any Agency to the Agreement may request activation or deployment of MFFRT. It shall be the responsibility of the Agency requesting activation to contact assigned Leaders via the law enforcement communications center of each Agency.

The Agency that has jurisdiction over the incident or investigation will remain as the lead agency for the duration of a particular MFFRT deployment with support from MFFRT agencies.

Each Agency, if resources are available, shall make at least one sworn law enforcement officer available along with supporting equipment such as vehicles in support of any MFFRT deployment. In the event a MFFRT Member is not available or as the situation dictates, an MFFRT agency may provide other sworn officers not designated as MFFRT Members in support of a MFFRT deployment.

Each Agency shall have the sole discretion to determine how many or how long any of its personnel or resources shall be assigned in support of a MFFRT deployment.

IV. COSTS AND ANY REIMBURSEMENT

The Parties will be responsible for any and all associated costs accrued in implementing this Agreement that are incurred by their respective agencies to include but are not limited to employee salary, shift differential pay, overtime compensation, benefits, vehicles, equipment, etc. If any Party receives grant funds designated for the West Valley

Mobile Field Force Response Team, some or all of these expenses may be reimbursed to the Parties. In no event shall any Party charge other Parties for any administrative fees for any work performed pursuant to this Agreement.

V. NONDISCRIMINATION

The Parties to this Agreement shall comply with all applicable provisions of state and federal non-discrimination laws and regulations which mandates that all persons, regardless of race, religion, sex, age, national origin or political affiliation shall have equal access to employment opportunities and all other federal and state employment and educational opportunity laws, rules and regulations, including the Americans with Disabilities Act; provided however, an Indian Community is subject to 25 U.S.C. § 450e(c). No Party shall engage in any form of illegal discrimination.

VI. INDEMNIFICATION

Each Party (as "indemnitor") agrees to defend, indemnify, and hold harmless the other Party (as "Indemnitee[11]) from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, officials, agents, employees, or volunteers.

VII. GOVERNING LAW

The laws of the State of Arizona shall govern this Agreement. Venue will be in the Maricopa County Superior Court unless the subject matter of the dispute involves an Indian Community, then venue shall be in the Federal District Court for the State of Arizona. In the event of any litigation or arbitration arising out of this Agreement, the substantially prevailing Party in such litigation or arbitration shall be entitled to recover its reasonable attorney fees, expert witness fees and other costs of litigation.

VIII. EFFECTIVE DATE, DURATION AND CANCELLATION OF AGREEMENT

This Agreement shall become effective upon execution by the Parties hereto and shall remain in effect until July 1, 2031, unless otherwise terminated by the terms of this Agreement or operation of law. Failure by one or more Parties to execute the Agreement shall not invalidate the Agreement as to those Parties who did so. Any Party may withdraw from this Agreement with or without cause by giving thirty (30) calendar days written notice to the other Parties to the Agreement.

IX. CANCELLATION PROVISIONS PURSUANT TO A.R.S §38-511

The Parties reserve all rights that each may have to cancel this Agreement for possible conflicts of interest under A.R.S. § 38-511, as amended.

X. MULTIPLE COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Neither a signature for every Party nor a signature line shall be required in each counterpart except that on a counterpart being brought forward by a Party to its legislative body or equivalent for approval, that particular counterpart shall have to be signed and executed in accordance with that Party's practice. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

XI. WORKERS' COMPENSATION

Pursuant to A.R.S. §23-1022(D), tor the purposes of workers compensation coverage, all employees of each Party covered by this Agreement shall be deemed to be an employee of all Parties. The parent agency shall be solely liable for payment of worker's compensation benefits. In addition, any volunteer of a Party that is involved in the execution of training, events or activities pursuant to this Agreement shall be considered an employee of that Party pursuant to A.R.S. §23-901.06 and entitled to benefits pursuant to A.R.S. Title 23, Chapter 6 Worker's Compensation.

XII. OTHER PROVISIONS

In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not affect the validity or enforceability of any other provision hereof.

This Agreement contains the entire understanding between the Parties with respect to the subjects hereof and supersedes all prior negotiations and agreements. This Agreement may be amended only by an instrument in writing and signed by all the participating Parties. The waiver of any breach of this Agreement shall not be deemed to amend this Agreement and shall not constitute waiver of any other subsequent breach. Headings are for convenience and shall not affect interpretation.

Each party agrees to comply with A.R.S. 35-393 et seq. if applicable.

Nothing within this Agreement shall be construed to limit the ability of participating MFFRT members to provide or as otherwise allowed for by law, such assistance in any enforcement action as may be lawfully requested by a law enforcement officer having jurisdiction over an

incident, crime or matter under consideration.

The Parties expressly agree that this IGA is neither intended by any of its provisions to create any right of the public or any member thereof as a third-party beneficiary, nor authorize anyone not a Party to this IGA to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this IGA.

Neither this IGA, nor any of its rights and obligations, may be transferred of assigned by any Party, without the consent of all Parties.

No term or provision in this IGA is intended to create a partnership, joint venture or agency arrangement between the Parties.

XIII. COMPLIANCE WITH E-VERIFV PROGRAM

To the extent provisions of A.R.S. §41-4401 are applicable, all Parties warrant to each Party that they will comply with all Federal Immigration laws and regulations that relate to their employees and that each now complies with the E-Verify Program under A.RS. §23-214(A).

A breach of this warranty will be considered a material breach of this Agreement and may subject the breaching party to penalties up to and including termination of this Agreement.

All of the Parties retain the legal right to inspect the documentation of any employee who works pursuant to this Agreement or any related subcontract to ensure compliance with the warranty given above.

Any Party may conduct a random verification of the employment records of any other Party to ensure compliance with this warranty.

A Party will not be considered in material breach of this Agreement if it establishes that it has complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214(A).

The provisions of this Article must be included in any contract either Party enters into with any and all of its contractors or subcontractors who provide services under this Agreement.

XIV. NOTICES

Any notice required to be given under this Agreement will be provided to all Parties to this Agreement. The West Valley MFFRT Leaders shall compile a list of each Party's contact person, address, and phone number and distribute said list to each member to this Agreement.

IN WITNESS WHEREOF, the Party named below has executed this Agreement on this _____day of _____ ,2026.

CITY OF SURPRISE, an Arizona municipal corporation

By: _____
Andrea Davis
City Manager

ATTEST:

_____
Kristi Passarelli (SEAL)
City Clerk

APPROVED AS TO FORM:

_____
Jeffrey Murray
City Attorney

Reviewed By:

_____
Evan Becher
Chief of Police

INTERGOVERNMENTAL AGREEMENT DETERMINATION

In accordance with A.R.S. §11-952, this Agreement has been reviewed by the undersigned who determined that this Agreement is in appropriate form and is within the powers and authority of the respective parties.

By: _____
Jeffrey Murray
City Attorney

Date: _____

IGA
WEST VALLEY MOBILE FIELD FORCE RESPONSE TEAM

Surprise Police Department

Evan Becher

April 7, 2026

SURPRISE
ARIZONA

IGA Overview

West Valley Mobile Field Force Response Team

- Entered by and between the municipal corporations of the City of Avondale, the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg.
- The purpose of this agreement is to renew the current West Valley Mobile Field Force Response Team (MFFRT) IGA. The primary goal of the MFFRT is to provide a pool of specialized officers available, upon request, to assist in responding to volatile situations, incidents of civil disturbance, public demonstrations or events involving large crowds.
- The Agency that has jurisdiction of the incident or investigation will remain as the lead agency for the duration of a particular MFFRT deployment with support from MFFRT agencies.
- Each respective agency will be responsible for all associated costs accrued in implementing this agreement: employee salary, overtime compensation, benefits, vehicles, and equipment.

SURPRISE
ARIZONA

Council Action Requested

- Adopt Resolution No. 2026-31
- Authorize Intergovernmental Agreement for participation in the West Valley Mobile Field Force Response Team (MFFT) for the joint exercise of governmental powers and law enforcement mutual aid.

SURPRISE
ARIZONA

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Contact Person: Adam Lane
Submitting Department: Human Svcs and Comm Vitality
District: Citywide
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of the Community Development Block Grant Program Annual Action Plan for Program Year 2026.

Motion:
I move to approve the Community Development Block Grant Program Annual Action Plan for Program Year 2026.

Background:
As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City of Surprise is required to complete an Annual Action Plan to allocate anticipated funding from the Department of Housing and Urban Development (HUD), and to prioritize goals and projects that will be addressed with the annual allocation.

The Program Year 2026 Annual Action Plan is the second year of the 2025-2029 Consolidated Plan. The Action Plan will set funding priorities for the Program Year 2026 (July 1, 2026 – June 30, 2027) based on the Goals and Objectives set in the Consolidated Plan.

Objective Analysis:
Approval of this item will result in a submission of the Program Year 2026 Annual Action Plan to the Department of Housing and Urban Development (HUD) for approval.

Policy Compliant:
This item is compliant with City and Council policies, as well as federal guidelines.

Financial Impact:
The Program Year 2026 CDBG funding allocation is estimated at $748,125 and is pending HUD approval. Funding contingencies are included in the plan.

Budget Impact:
Budget authority for FY2027 CDBG projects will be included in the FY2027 budget adoption process.

FTE Impact:

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

ATTACHMENTS:

1. PY2026 City Council Staff Report
2. Draft PY2026 Action Plan
3. PY2026 Annual Action Plan Presentation

SURPRISE
ARIZONA

Date: April 7, 2026

To: Mayor and City Council Members

From: Adam Lane, Housing & Community Services Manager

Re: Program Year 2026 CDBG Annual Action Plan – Approval

Introduction

As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City of Surprise is required to complete an Annual Action Plan to allocate anticipated funding from the Department of Housing and Urban Development (HUD), and to prioritize goals and projects that will be addressed with the annual allocation.

The Program Year 2026 Annual Action Plan is the second year of the 2025-2029 Consolidated Plan. The Action Plan will set funding priorities for the Program Year 2026 (July 1, 2026 – June 30, 2027) based on the Goals and Objectives set in the Consolidated Plan.

Background

A key feature to these grants from the Department of Housing and Urban Development (HUD), is the City's ability to choose how the funds will be used. HUD provides a wide range of eligible activities that can be utilized with funding. The Consolidated Plan helped to determine the most pressing needs of the community, and develop effective, market-driven strategies to meet those needs. As a review, the high priority needs and goals identified in the Consolidated Plan are as follows:

1. Maintain and increase the availability of **Affordable Housing.**
2. Invest in **Public Facility Improvements**.
3. Support **Public Services.**
4. Continue **Planning & Administration** of HUD funded programs.

Program Year 2026 Annual Action Plan

The CDBG allocation for Program Year 2026 is **$748,125***. Funding requirements cap Administration and Planning at 20% of the allocation, as well as 15% for Public Service activities.

To meet the Goals and Objectives identified in the 2025-2029 Consolidated Plan, the following projects are recommended:

1. **Affordable Housing** – **$369,888**
   Acquisition and rehabilitation of residential housing units to create affordable rental and homeownership opportunities for low- and moderate-income households.

2. **Acquisition/Rehab of Rental Housing** (**HOME funding) – **$207,649**

3. **Public Facility Improvements** – **$116,394**
   Improvements to public facilities that serve LMI persons.

4. **Public Services (15%***)** – **$112,218**
   Services for LMI persons who are seniors, disabled, homeless, or at risk of becoming homeless.

5. **Planning & Administration (20%)** – **$149,625**
   Expenses related to administering the program, preparing planning documents, and Fair Housing activities.

*Pending HUD allocation
**HOME funds will be approved through the Maricopa HOME Consortium Annual Action Plan process.
***15% cap calculation includes previous year Program Income.

Funding Contingencies

In the event a final allocation from HUD is not known, the following funding contingencies shall apply:

1. If there is an increase in funding, the same projects will be funded with Public Services funded up to 15% of allocation, and Affordable Housing receiving the remaining increase by percentage of total allocation.
2. If there is a decrease in funding, Public Services will receive 15% of allocation, and the remaining decrease will be taken from Affordable Housing.
3. All HOME funding will be allocated to Acquisition/Rehab.
4. Admin will remain 20% of allocation.

Recommendations

Staff recommends approval of the Program Year 2026 Annual Action Plan for submittal to HUD.

Previous Actions

- Needs Public Hearing – September 10, 2025
- 30-Day Public Comment Period – February 4, 2026 – March 11, 2026
- Public Hearing #2 and VDHS Recommendation for Approval – March 11, 2026

Future Actions

- Submission of Plan to HUD – May 15, 2026

CITY OF SURPRISE, ARIZONA

ANNUAL ACTION PLAN
Program Year 2026
July 1, 2026 – June 30, 2027

SURPRISE
ARIZONA

Year 2 of the 2025-2029 Consolidated Plan

ON REQUEST THIS DOCUMENT CAN BE MADE AVAILABLE IN ALTERNATE FORMATS

HUMAN SERVICE & COMMUNITY VITALITY DEPARTMENT

City of Surprise

16000 N. Civic Center Plaza

Surprise, AZ 85374

Annual Action Plan 2026

Year Two of the 2025-2029 Consolidated Plan

DRAFT

Prepared for:

City of Surprise

16000 N. Civic Center Plaza

Surprise, AZ 85374

www.surpriseaz.gov

Kevin Sartor, Mayor

Nick Haney, Councilmember

Earle Greenberg, Councilmember

Patrick Duffy, Councilmember

Johnny V. Melton, Councilmember

Jack Hastings, Vice Mayor

Chris Judd, Councilmember

Andrea Davis, City Manager

Prepared by:

City of Surprise
Human Service & Community Vitality
Housing & Community Services Division
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-1550
www.surpriseaz.gov

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DRAFT

Executive Summary AP-05

Executive Summary AP-05 - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Surprise, Arizona, receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG Program provides annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

To receive these funds, the City is required to complete its 2026 Annual Action Plan (AAP) as required by HUD. The PY2026 Annual Action Plan is the second year of the five-year Consolidated Plan. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to HUD. The Annual Action Plan is a subset of the Strategic Plan addressing the overall goals of the five-year Consolidated Plan. PY 2026 begins on July 1, 2026, and ends on June 30, 2027.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. The HOME program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for LMI households. The grant funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not programmed in this AAP as the City is not a direct recipient of HOME funds from HUD.

Summary of the objectives and outcomes identified in the Plan

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified four (4) priority needs and associated goals to address these needs. During Program Year 2026, the City will work to accomplish the following outcomes, which are listed by Priority Need.

Affordable Housing

Goal - 1A Affordable Housing

Create affordable housing opportunities including preservation of existing housing, rental assistance, and creation of new affordable housing units.

Public Facilities and Infrastructure

Goal - 2A Public Facility Improvements

Provide public infrastructure improvements or expand infrastructure in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements.

Public Services

Goal - 3A Public Services

Provide public supportive services that address the needs of low- to moderate-income individuals in the City. The City will also support special needs groups with programs that provide vital services that offset basic costs for the elderly, homeless, families with children, and people with disabilities.

Planning & Administration

Goal - 4A Planning & Administration

Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

The City of Surprise has an experienced and dedicated staff to oversee and administer the requirements of the Community Development Block Grant and HOME funding. The City will continue to make affordable housing one of its highest priorities in PY2026 by continuing to invest in acquisition and rehabilitation to create affordable housing. Through Subrecipient-administered programs, the City will help to preserve existing affordable housing stock and create new homeownership and rental opportunities for low- and moderate-income households.

The City of Surprise will continue to make investments in public facilities to help people who are homeless or at risk of becoming homeless. These investments provide emergency housing, access to housing resources, and other public services to help families achieve housing stability. The City will also continue to support its most vulnerable populations by funding Public Services. Through non-profit partnerships and program sub-grantees, the City will help to provide essential services to seniors, disabled persons, homeless, and persons at risk of becoming homeless.

The City is committed to administering the program efficiently, and in compliance with the requirements of each funding source. To that end, the City will allocate funding for Planning & Administration of the program and its projects. The effective planning of projects is essential to maintaining program compliance, leveraging funding, and project underwriting that ensures the City's investments are protected and create valuable outcomes for the community.

Evaluation of past performance

The City is building upon the previous experience and success that the City had with utilizing HUD funding for housing acquisition and rehabilitation, public services, and public facility improvements. In addition to the five-year Consolidated Plan and Annual Action Plan, the City must complete a Consolidated Annual Performance and Evaluation Report (CAPER) to maintain compliance with the grant program. To date, the City of Surprise has successfully completed all regulatory reporting requirements and successfully reported the accomplishments of previous Annual Action Plans for the planned expenditures. During the first year of the Consolidated Plan, the City enacted its goal to support affordable housing by funding the acquisition of affordable rental housing, and housing services for the Tenant-Based Rental Assistance Program. Additionally, the City continued to fund Public Facility Improvements that support the West Valley Housing Assistance Center, providing emergency short-term housing and access to vital housing resources to residents. Public services were supported through non-profit partners and other City departments to provide essential services to the most vulnerable residents.

Finally, the City received CDBG-CV funding through the CARES Act and was able to quickly plan and administer the funding to help low- and moderate-income residents who had been impacted by the COVID-19 Pandemic. In Program Year 2025, the City expended the final remaining CDBG-CV funding to support the West Valley Housing Assistance Center.

Summary of citizen participation process and consultation process

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and Annual Action Plans. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below.

For the PY2026 Annual Action Plan, the City continued to build on the successful Citizen participation that helped to formulate the Consolidated Plan. On September 10, 2026, the City conducted the first of two (2) public hearings held during the formation of the Annual Action Plan. This "Needs" hearing gave citizens and local stakeholders an opportunity to comment on the needs of the community and bring forward ideas to meet those needs. A second public hearing was held on March 11, 2026. This final public hearing allowed citizens and stakeholders to comment on the draft Annual Action Plan. All public hearings were publicly noticed in English and Spanish with a legal advertisement placed in the local newspaper, a public notice to the City website, and via social media posts.

Prior to the second public hearing, a thirty (30) day review and comment period was conducted from February 4, 2026 through March 11, 2024. This comment period allowed citizens and stakeholders to review the draft plan and submit written comment on the draft. The draft plan was made available for review on the City's website, at City Hall, the Surprise Senior Center, the Surprise Resource Center, the Hollyhock Library, and the Surprise Regional Library.

The City consulted with community stakeholders throughout the development of the Annual Action Plan. Consultation included a stakeholder survey on the needs identified in the plan and collected ongoing feedback on the impact of the program. Consultations with stakeholders included community meetings, technical assistance for subrecipients, one-on-one meetings, community presentations, and tours of community projects.

Details of citizen participation outreach for the PY 2026 AAP are also located in the PR-15.

Summary of Public Comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is in the PR-15 Participation.

Summary of comments or views not accepted and the reasons for not accepting them

All comments or views were accepted at the public hearing and public comment period.

Summary

The City is committed to providing a meaningful way for residents to communicate their needs. The Veterans, Disability and Human Services Commission was created to assist in the development and/or expansion of city programming related to veterans, people with special needs; and those in need of general human services and workforce development. The Commission also serves as an advisory board for CDBG and HOME funding.

The Commission holds monthly public meetings and provides an avenue for the community and stakeholders to communicate with the Commission and city staff. City staff will continue to update the Commission on progress of the program and solicit feedback and guidance from the

Commission to help meet current program needs and to anticipate future needs of the community.

The PY 2026 AAP is the second of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

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Lead & Responsible Agencies PR-05

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding Source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department
CDBG Administrator	**City of Surprise**	**Human Service & Community Vitality (HSCV)**

Table 1 – Responsible Agencies

Narrative

The City of Surprise Human Services and Community Vitality Department serves as the lead agency for the Community Development Block Grant (CDBG). The Surprise Human Service & Community Vitality Department houses the Housing & Community Services Division. The department is designed to strengthen community, non-profits, and government partnerships to better serve Surprise residents.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not included in the AAP as the City is not a direct recipient of HOME funds from HUD, and the HOME Consortium is the lead responsible for planning and coordination of HOME funds.

During the preparation of the plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

Consolidated Plan Public Contact Information

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Consultation AP-10

Consultation AP-10 91.100, 91.200(b), 91.215(l)

Introduction

The City of Surprise conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the Consolidated Plan and Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City, in partnership with the Maricopa HOME Consortium, also held a stakeholder survey, which gathered feedback from local agencies and nonprofits on the priority housing and community development needs as well as funding priorities in the City and the greater region. The following section highlights these relationships, and the agencies and organizations consulted.

Many of the stakeholders who participated in the Consolidated Plan process were consulted for this Annual Action Plan. The City also held a homeless coalition forum, bringing together local homeless and housing service providers, and City departments and staff, to discuss homelessness and affordable housing in Surprise.

The City hosted two public meetings during the formation of the Annual Action Plan. These public hearings, held at the regular meetings of the VDHS Commission, gave community stakeholders and residents opportunity to review the draft plan and budget, and give input into the draft plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Surprise actively enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Through partnerships with Maricopa County, Surprise has secured funding to support individuals experiencing homelessness, enhancing service delivery and resource availability for vulnerable populations.

Through the Maricopa Association of Governments (MAG) Continuum of Care (CoC), the City of Surprise collaborates with mental health providers, homeless shelters, service agencies, and governmental organizations to support homeless individuals and families. The City also works with regional coalitions, such as the Arizona Housing Coalition, to address broader housing challenges and service needs. Surprise participates in initiatives like Project Connect, which connect individuals experiencing or at risk of homelessness to vital resources, including workforce opportunities, navigation services, housing assistance, and healthcare. These efforts

aim to provide holistic support to vulnerable populations while fostering stability and self-sufficiency.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City staff works actively with the Maricopa Association of Governments (MAG) Continuum of Care (CoC), the regional umbrella organization overseeing efforts to address homelessness. Staff participate in regularly scheduled CoC meetings and annual point-in-time surveys to assess and address homelessness trends. Surprise collaborates with the county-wide Hand in Hand Street Outreach Program to provide targeted outreach services and connect individuals experiencing homelessness with resources and support. Additionally, the City has engaged in regional partnerships to supplement CoC initiatives and contributes to data-driven efforts to address homelessness.

Surprise participates in the Arizona Homeless Management Information System (HMIS), managed by Solari Crisis & Human Services, which allows staff to access and manage data, track service delivery, and monitor outcomes for homeless programs. The MAG Continuum of Care administers the coordinated entry system, ensuring individuals and families experiencing homelessness have equitable access to housing and services based on assessed needs. Coordinated entry works with service providers across the region to prioritize individuals for resources and streamline referrals to housing programs and support services. The HMIS reduces duplication of services and prioritizes the most vulnerable populations for housing and assistance. Through these collaborations, Surprise ensures resources are allocated effectively to address homelessness within the city and across the county.

In 2021, the City partnered with A New Leaf to establish the West Valley Housing Assistance Center. The center fully opened in PY 2023, providing non-congregate short-term emergency housing, and access to Coordinated Entry, Rapid Re-housing, and Tenant-Based Rental Assistance. Access to other services are also provided to help move persons into stable housing in under thirty days. This strategy aligns with the CoC's priority goals for regional strategies to address homelessness.

In January 2025, Surprise participated in the annual Point in Time Count to reach out to sheltered and unsheltered homeless people in our region to assess needs. Surprise coordinated volunteers through various partnerships with city departments and community organizations. The 2025 Surprise Point in Time Count found 50 people unsheltered. The West Valley Unsheltered Homeless count has risen from 135 in 2016 to 519 in 2023. According to MAG, from 2016 to 2025, unsheltered homelessness in the Maricopa County region increased by 300% and the unsheltered homeless rate in the West Valley increased by 385%.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop policies and procedures for the administration of HMIS

The allocation of ESG funds are discussed at Maricopa Regional Continuum of Care meetings. Surprise currently does not receive ESG funds, however frequents the Continuum of Care ESG subcommittee to participate in discussions about determining resource allocation, performance standards, and policies and procedures.

Beginning at the end of 2020, HSCV staff began participating in the CoC regional homelessness initiatives in an effort to create a comprehensive regional homelessness strategy. Staff has participated in multiple forums and surveys to help develop this strategy, which includes allocation of available resources, and administration of programs to end homelessness.

Housing & Community Services continues to participate in CoC regional meetings including the Regional Continuum of Care board meetings, and Local Jurisdiction Collaborative.

The Arizona Homeless Management Information System (HMIS) is managed by Solari Crisis & Human Services, which allows staff to access and manage data, track service delivery, and monitor outcomes for homeless programs.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	A New Leaf
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A New Leaf serves over 25,000 individuals with resources, including homeless and domestic violence shelters with services, affordable housing solutions, youth services, foster care, counseling, financial literacy, neighborhood economic development, workforce support, and community services. Discussed needs include: Domestic violence shelters, transitional homes, programming, temporary shelter and basic needs, helping the homeless, youth, individuals and families affordable housing support community assistance programs neighborhood economic development workforce support, early Childhood Education. For PY2026, the City will continue to partner with ANL for the support for the WVHAC.
2	**Agency/Group/Organization**	Housing Authority of Maricopa County
	Agency/Group/Organization Type	Housing PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the Housing Authority of Maricopa County through collaboration meetings.
3	**Agency/Group/Organization**	Maricopa Regional Continuum of Care
	Agency/Group/Organization Type	Services - Housing Services-homeless Other government - State Other government - County Other government - Local Regional organization Planning organization Civic Leaders Community Leaders

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation provided during Maricopa County's participation in the ESG Subcommittee group which focuses on planning, homeless shelter services, housing placements (rapid re-housing), and homelessness prevention.
4	**Agency/Group/Organization**	Arizona Partnership for Healthy Communities
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Health Service-Fair Housing Health Agency Other government - State Regional organization Planning organization Publicly Funded Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation provided during Maricopa County's participation on the Arizona Partnership for Healthy Communities Steering Committee which focuses on planning, cross-sector collaboration, and ensuring all of Arizona's communities are healthy places to live.
5	**Agency/Group/Organization**	Maricopa Regional Continuum of Care Board
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government - County Other government - Local Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation provided during Maricopa County's participation on the Continuum of Care Board which focuses on planning, housing, and homeless services.
6	**Agency/Group/Organization**	Maricopa County Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through discussions about Maricopa County's strategies to reduce lead-based paint in housing and participation on the Arizona Lead Poisoning Prevention Coalition. The agency was also consulted through Human Services Department participation in the response to people experiencing homelessness.
7	**Agency/Group/Organization**	Surprise Area Homeless Collaborative
	Agency/Group/Organization Type	Services-Education Health Agency Other government - County Regional organization Foundation Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation provided during Maricopa County's participation in the weekly Regional Collaborative workgroups which focuses on regional planning related to homelessness
8	**Agency/Group/Organization**	Healthy Giving Council
	Agency/Group/Organization Type	Services-homeless

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation provided through participation on the council and attendance at meetings.
9	**Agency/Group/Organization**	SOCIETY OF ST VINCENT DE PAUL
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Society of St. Vincent de Paul is an international non-profit organization dedicated to serving the poor and providing others with the opportunity to serve. St. Vincent de Paul provides one-time assistance for rent, mortgage and utility bills. SVP participated in the homeless collaborative meeting held in January 2026. SVP reported the need for eviction prevention and the prevention of homelessness.
10	**Agency/Group/Organization**	Maricopa Association of Governments
	Agency/Group/Organization Type	Housing Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Maricopa Association of Governments helped lead the efforts to develop the Pathways Home A Regional Homelessness Action Plan for Local and Tribal Governments. City staff worked with MAG in the development of the strategies to address homelessness and consulted on how Surprise could enact the strategies in the City.
11	**Agency/Group/Organization**	City of Peoria
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Peoria and Surprise coordinate closely on issues of homelessness. They partner with A New Leaf for the WVHAC, and the County Hand-in-Hand program, and are both members of the HOME Consortium.
12	**Agency/Group/Organization**	City of Avondale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Avondale and Surprise coordinate closely on issues of homelessness. They partner with the County Hand-in-Hand program, and are both members of the HOME Consortium.
13	**Agency/Group/Organization**	Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army, an international movement, is an evangelical part of the Universal Christian Church. Salvation Army provides services and programs centered around youth programs, family programs, adult rehabilitation, senior programs, homeless services, educational programs, disaster services, missing persons, and human trafficking. The City has ongoing consultation with Salvation Armey for the development of new services in Surprise.
14	**Agency/Group/Organization**	Phoenix Rescue Mission
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Phoenix Rescue Mission is a place of hope, healing, and new beginnings for men, women, and children in our community struggling with homelessness, addiction, and trauma. The PRM participates in the City's quarterly Homeless Collaborative meetings and reports monthly on their outreach efforts in Surprise.

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15	**Agency/Group/Organization**	VDHS
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Surprise, Veterans, Disability and Human Services Commission is charged with assisting in the development and/or expansion of city programming related to veterans; people with special needs; and those in need of general human services and workforce development. Staff consults with the Commission on the progress of the CDBG program and the formation of the AAP.
16	**Agency/Group/Organization**	Dysart Unified School District
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Dysart Unified School District participated in the City Homeless Collaborative meeting. This discussion helped to identify needs of the homeless community. DUSD reported increased evictions, students leaving families, and the need to focus on connecting homeless with employment services.
17	**Agency/Group/Organization**	New beginning worship center
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	New Beginning Worship Center, a faith-based organization, participates in the quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community.
18	**Agency/Group/Organization**	Surprise PD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Surprise Police Department participates in the City's quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community. Collaborating with PD on homeless reporting, site clean-up efforts, and coordination with PRM.
19	**Agency/Group/Organization**	NEWTOWN CDC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Newtown CDC is a local non-profit that works to develop new homeownership opportunities for low-income families. The City consulted with Newtown staff to explore possible projects in Surprise. Newtown is continuing to operate the Surprise Land Trust Homeownership Program in the City.
20	**Agency/Group/Organization**	NATIVE AMERICAN CONNECTIONS
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NAC is a local non-profit that works to develop new homeownership opportunities for low-income families, and shelter services for homeless persons. The City coordinates with NAC on their HomeBase youth shelter in Surprise, and NAC attends the Homeless Collaborative. NAC manages the Bridge Housing Units complete in PY2024 and is partnered with Maricopa County and the City to develop new PSH units in Surprise utilizing HOME-ARP.

Identify any Agency types not consulted and provide rationale for not consulting

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

Describe other local/regional/state/federal planning efforts considered when preparing the plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Regional Continuum of Care	The City's goals to help residents at risk of becoming homeless align with the Maricopa Regional Continuum of Care's goals.
General Plan 2040	City of Surprise	The Consolidated Plan goals align with the economic development, housing, and infrastructure goals outlined in the Surprise General Plan 2040.
Maricopa HOME Consortium Analysis of Impediments to Fair Housing Choice	Maricopa County HOME Consortium	The Consolidated Plan works to directly address the high priority impediments outlined in the 2020 Analysis of Impediments to Fair Housing Choice (AI).
City of Surprise Housing Action Plan	City of Surprise	Based on the Surprise Housing Study, the Action Plan created identifiable solutions to housing issues identified in the initial study. Surprise is able to use the information as justification for CDBG allocations.
City of Surprise Housing Study	City of Surprise	The study completed in 2023 seeks to enhance policymakers', stakeholders', and the community's understanding of the housing challenges facing the city through detailed, state-of-the-art analytics, as well as outlines a comprehensive housing strategy.

Narrative (optional)

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Citizen Participation AP-12

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting

The City of Surprise has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and the 2026 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents.

For Program Year 2026, Citizen Participation began with the first public hearing September 10, 2025. This public "needs" hearing was held at the regular meeting of the Veterans, Disability, and Human Services Commission, and allowed citizens and stakeholders to comment on the formation of the plan. A technical assistance and application process for eligible subrecipients was held with potential applicants on January 7, 2026. On February 4 2026, a 35-day comment period was opened. The comment period provided the public with an opportunity to review the draft plan and make written comments. A final public hearing was held on March 11, 2026 at the regular meeting of the VDHS Commission meeting. This final public hearing allowed citizens to make comment on the draft Annual Action Plan before it was presented to City Council for approval. Any comments received were accepted and summarized in this plan.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A 35-day comment period began on February 4, 2026, and ended March 11, 2026. No comments were received.	No written comments.	Oral comment at public hearing accepted.	
2	Public Hearing	Non-targeted/broad community	The public needs hearing was held at the Veterans, Disability & Human Services Commission meeting held on September 10, 2026.	One oral comment was received in support of homeless shelter services.	All comments were accepted and recorded.	
3	TA/Application process	Eligible Subrecipients	The technical assistance and application process began on December 10, 2025.	TBD applications received	No comments.	
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A 35-day comment period began on February 4, 2026 and ended March 11, 2026. No comments were received.	No comments received.	No comments.	
5	Public Hearing	Non-targeted/broad community	This public hearing was held at the regular VDHS meeting held on March 11, 2026.	No comments were received during the public hearing.	No comments were received during the public hearing.	

Expected Resources AP-15

Expected Resources AP-15 91.420(b), 91.220(c) (1,2)

Introduction

The City of Surprise prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by supporting the creation of affordable housing, investing in public facility improvements, and supporting public services. The City will receive a CDBG allocation in the amount of $748,125* for PY2026. The City will receive HOME funding through the Maricopa HOME Consortium. These funds are allocated in the Consortium's AAP, however the funds are considered here when making funding allocations.

The City does have CDBG and HOME funding from previous program years that is unspent as of the date of this Annual Action Plan submittal. These funds are fully allocated to projects in previous Action Plans and are not being reallocated to different activities. Therefore, previous years funds are not accounted for in this Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public federal	Acquisition Admin and Planning Housing Public Improvements Public Services	748,125	0	0	748,125	2,244.375	PY 2026 is the second program year of the ConPlan.

TABLE 1 – EXPECTED RESOURCES – PRIORITY TABLE

*Final allocation TBD

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Surprise allocates approximately $75,000 annually from the City General Funds for CDBG staff salary in support of program administration and project delivery.

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources. Match is not a requirement for funding to be awarded, however match and leverage is considered in determination of funding awards.

Many of the development activities outlined in the Strategic Plan and Annual Action Plan receive substantial leverage from the City's general fund, development incentive programs, and other programs designed to encourage economic growth. Leveraged resources are reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Surprise offers incentives for new affordable housing developments in the Original Town Site. Surprise provided over $200,000 in development fee reduction for the Senior Heritage project. Surprise continues to find ways to leverage funding for matching requirements.

All subrecipient program partners contribute additional non-federal funding towards their respective projects. This ensures that funds are being invested to expand programs and increase project capacity.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. HOME funds have a 25% matching requirement, and each HOME dollar spent is matched with 25% of general funds for projects within the program year. HOME match is tracked on a Match log. HOME funds are not entered in the table above as a resource as the HOME Consortium is the direct recipient of those funds and is ultimately responsible for the planning and reporting of HOME funds for the Consortium.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is looking to improve public facilities in the Original Town Site, a low- and moderate-income area. The City will continue to evaluate locations on public owned property over the course of the Consolidated Plan. In general, the areas of need described in the *General Plan 2040*, P*arks and Recreation Master Plan,* and *Human Services and Community Vitality in Surprise – A Community that Cares* will help to guide the locations of investment. As the City continues to grow, additional property may be identified that would be suitable for utilizing HUD funding.

The City of Surprise owns the land for the Heritage at Surprise project. Additionally, Surprise

owns 17 acres in the Heritage District of the Original Town Site and in PY2021 partnered with the Housing Authority of Maricopa County (HAMC) to support HAMC's application for a HUD 202 Senior Housing project to be constructed on the city-owned property. HAMC was awarded $9.1 million for the 99-unit affordable housing project, which was completed in 2025.

In Program Year 2022, the Surprise City Council approved a new Multigenerational Community Resource Center to be constructed on the remainder of the City-owned property. In partnership with Maricopa County, the new multigenerational community resource center will serve as a long-term investment in Surprise's economic resiliency and community well-being and increase opportunities for prevention and mitigation programs and services. The project broke ground in 2025 and will open in 2026.

Discussion

The City does not anticipate any program income in excess of $25,000 during the program year.

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Annual Goals & Objectives AP-20

Annual Goals & Objectives AP-20 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2026	2027	Affordable Housing	Original Town Site Citywide Low/Mod Eligible	Affordable Housing	CDBG: $410,000	Rental units rehabilitated: 2 Household Housing Unit
2	Public Facility Improvements	2026	2027	Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Public Facility Improvements	CDBG: $116,394	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Public Services	2026	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Public Services	CDBG: $72,106	Public service activities other than Low/Moderate Income Housing Benefit: 380 Persons Assisted Homeless Person Overnight Shelter: 80 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning & Administration	2026	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Planning & Administration	CDBG: $149,625	Other: 1 Other

1	**Goal Name**	Affordable Housing
	Goal Description	The City of Surprise will work to preserve affordable housing in Surprise through the acquisition and rehabilitation of existing homes and create homeownership and rental opportunities for low- and moderate-income households. In partnership with Subrecipients, projects may include rehabilitation of privately owned, single-unit and multi-family homes, acquisition for rehabilitation, and all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. CDBG funds will also be used to provide management of the HOME Consortium funded program that provides low-income households access to affordable rental housing. Activity Matrix: 14A, 14B, 14G, 14H, 14J
2	**Goal Name**	Public Facility Improvements
	Goal Description	Improvements to public facilities located in low- to moderate-income areas, or support the development of new affordable housing. These may include: Improvements to access and rehabilitation of facilities for seniors (except permanent housing); Improvements and rehabilitation of homeless facilities; Improvements and rehabilitation of neighborhood facilities; and Improvements to parks and recreational centers. Activity Matrix: 03A, 03C, 03E, 03F
3	**Goal Name**	Public Services
	Goal Description	Services for low- and moderate-income persons who are disabled, homeless, at risk of becoming homeless, Seniors, and families with children. These services may include: Homeless/AIDS Patients Programs; Senior services; Services for Persons with Disabilities; Youth services, Child care services; and subsistence payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Activity Matrix: 03T, 05A, 05B, 05L, 05Q
4	**Goal Name**	Planning & Administration

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	Goal Description	Expenses related to administering the program, preparing planning documents and reports, and fair housing activities. Activity Matrix: 20, 21A, 21D

Estimate the number of extremely low-income, low income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

In Program Year 2026, the City will provide affordable housing access to two (2) low- or moderate-income households through housing acquisition/rehabilitation.

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Projects AP-35

Projects AP- 35 91.420, 91.220(d)

Introduction

The projects listed below align with the City's goals for PY 2026 and the five-year Consolidated Plan. The City will be managing the majority of the CDBG funding directly. The projects funded for PY 2026 include housing rehabilitation for homeowners and renters, housing services for LMI households, public facility improvements at the Old Town Site and in Low/Mod Income areas, and public services for LMI and special need groups such as persons with a disability and the homeless. The City will also maintain the administration/planning of HUD funded programs. The City has proposed the following allocation of funds for each project:

Affordable Housing: $410,000
Public Facility Improvements: $116,394
Public Services (15%): $72,106
Admin and Planning (20%): $149,625 * Pending Federal Action

#	Project Name
1	Affordable Housing
2	Public Facility Improvements
3	Public Services
4	Planning & Administration

Table 26 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Surprise has identified four (4) priority needs that will be funded during the five-year plan. For Program Year 2026, these include affordable housing, public facility improvements, public services and effective planning and administration of the CDBG program.

Affordable housing will be addressed through housing acquisition and rehabilitation to benefit LMI renters. This has been identified as a high need and low-income households may not have the financial flexibility to maintain quality housing conditions, which may lead to housing instability. Housing programs are limited to eligible activities as allowed under the CDBG program.

Public services are a priority, however there is a grant cap of 15% allowed for funding public service activities. Eligible persons must be LMI, and activities will focus on services for individuals and families at risk of homelessness.

Public facility improvements are a priority as these activities will increase access to all residents

to City services and programs. These improvements must target eligible special need groups or low/mod areas.

The major obstacle the City faces is the general lack of funds to address all priority needs in each annual plan. The City will continue to explore additional funding opportunities through leveraging the resources it currently has.

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Project Summary AP-35

Project Summary Information

1	**Project Name**	Affordable Housing
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $410,000
	Description	Through subrecipients, the City will complete housing acquisition and rehabilitation activities to create homeownership and rental housing opportunities for low- and moderate-income households. Activities also include all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. This may include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site, and utility plans; application processing and other eligible activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Rental units rehabilitated: 2 Household Housing Unit
	Location Description	Citywide, eligible households.
	Planned Activities	Through subrecipients, the City will complete housing acquisition and rehabilitation activities to create homeownership and rental housing opportunities for low- and moderate-income households. Activities also include all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. This may include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site, and utility plans; application processing and other eligible activities. Activity Matrix: 14A, 14B, 14G, 14H, 14J *24 CFR 570.202(a)(1), 24 CFR 570.202(b)(1) 24 CFR 570.202(b)(9) or 42 USC 5305(a)(4) - 24 CFR 570.201(k) or 42 USC 5305(a)(20)*

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2	**Project Name**	Public Facility Improvements
	Target Area	Original Town Site Citywide Low/Mod Eligible
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: $116,394
	Description	The City will fund improvements to public facilities located in low- and moderate-income areas.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
	Location Description	Original Town Site and Citywide low/mod areas.
	Planned Activities	The City will provide improvements to public facilities that serve homeless or persons at risk of becoming homeless. As well as other eligible expenses under this category. Activity Matrix: 03A, 03C, 03E, 03L *24 CFR 570.201(c) or 42 USC 5305(a)(2)*
3	**Project Name**	Public Services
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $72,106
	Description	The City will fund services to low- and moderate-income persons who are elderly, disabled, homeless, or at risk of becoming homeless.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 380 Persons Assisted Homeless Person Overnight Shelter: 80 Persons Assisted
	Location Description	Citywide, eligible.

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	Planned Activities	Activities may include funding for crisis assistance for individuals and families, homelessness services, services for persons with disabilities, and senior services. Activity Matrix: 05Q (Subsistence payments) - *24 CFR 570.207(b)(4) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)* 05A (Senior services) - *24 CFR 570.201(e)* 03T (Homeless programs) - *24 CFR 570.201(e)* 05B (Services for persons with a disability) - *24 CFR 570.201(e)*
4	**Project Name**	Program Administration
	Target Area	Original Town Site Citywide Low/Mod Eligible
	Goals Supported	Planning & Administration
	Needs Addressed	Planning & Administration
	Funding	CDBG: $149,625
	Description	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A. Planning and administration of HUD programs provides a benefit to all families in Surprise.
	Location Description	Citywide, eligible.
	Planned Activities	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category. Activity Matrix: 20, 21A, 21D, 21H *24 CFR 570.206 or 24 CFR 570.489(a)(3) + 24 CFR 570.206 or 24 CFR 570.205 + 24 CFR 570.206(i)(2) or 42 USC 5305(a)(13)*

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Geographical Distribution AP-50

Geographical Distribution AP- 50 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will limit low mod area benefit (LMA) to public facility improvements in the Original Town Site (OTS). All of the other projects in the 2026 Action Plan will occur citywide.

The **Original Town Site (OTS)** is the historic center of Surprise. It is just over one square mile, 664 acres in area -- bounded by Bell Road on the north, Dysart Road on the west, Greenway on the south, and El Mirage on the east. Grand Avenue (U.S. 60) and the Santa Fe railroad tracks angle through the area, separating the north and south portions of the neighborhood.

The OTS is remarkable in its variety. Existing conditions range from the oldest, original residences and businesses in the City, to the Bell Road Corridor shops, restaurants, hotels, and offices as well as public facilities, commercial development and new housing within the neighborhood. There are also vacant parcels, properties in need of rehabilitation, and marginal land uses that are prime candidates for redevelopment.

Geographic Distribution

Target Area	Percentage of Funds
Original Town Site (OTS)	50

Table 27 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is actively working to improve the Original Town Site (OTS) and has identified the high priority need for public facility improvements. See the AP-35 Projects for details on the activities funded and funding allocated towards these activities.

The Original Town Site (OTS) of Surprise currently includes over 16% of undeveloped lands within its boundaries, in addition to many vacant properties. The ultimate pattern of revitalization supports design strategies and public improvements that capitalize on the cultural aspects of walkability and “front yard-living” that provide the basis for a vibrant, culturally diverse community, while providing regional connectivity and expanded services. The OTS is also a designated Opportunity Zone.

Low/mod areas are defined by HUD as block group tracts where at least 51% of the residents are from low- to moderate-income households. However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, says that an activity shall be considered to principally benefit low and moderate income persons when "the area served

by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Surprise is an exception grantee, and the “top quartile” tracts with the lowest income population in the City are considered low/mod (47.6%). Low/mod block group tracts are eligible for activities such as public improvements to neighborhood facilities, parks, community centers, and public infrastructure like streets and sidewalks.

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be viewed at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/.

Discussion

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s citywide percentage. Data was taken from the 2018-2022 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups making up at least 1% of the City’s population were analyzed.

Black or African American, non-Hispanic: This group makes up 5.0% of the citywide population, and a census tract is considered a concentration if 15.0% of the population is part of this racial group. There are no tracts with a concentration of this race group.

Asian, non-Hispanic: Approximately 2.4% of the City population identifies as Asian. A census tract is considered a concentration if 12.4% of the population is part of this racial group. There are no tracts with a concentration of this race group.

Hispanic: Hispanics comprise 20.9% of the City's population, and a census tract is considered a concentration if 30.9% of the population is part of this ethnic group. There are three tracts with a concentration of persons identifying as Hispanic. Centrally, Census Tract 04013040540 running along West Grand Ave is 36.4% Hispanic. There are also two tracts in the southeast part of Surprise with a concentration, which are Census Tract 04013060801 with 67.8% and 04013061038 with 37.5% of the ethnic group.

Low-Income Households Concentration

A “low-income concentration” is any census tract where the median household income (MHI) is 80% or less than the MHI for the City of Surprise. According to the 2018-2022 ACS 5-Year Estimates, the MHI in the City is $87,756. A tract is considered to have a low-income concentration if the MHI is $70,204 or less. There are seven (7) tracts with a concentration of LMI households with the majority of tracts located in the southeast portion of the City. Census

Tract 04013040541 is partially located in the City, and the only tract located in the northwest part of the City. Census Tracts 04013040526, 04013040531, 04013060801, 04013061028, and 04013617400 are all located in the southeast part of Surprise. Tract 04013040507 is also found in the southwest; however, it is only partially located within the city limits.

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Action Plan Barriers to Affordable Housing AP-75

Barriers to Affordable Housing - 91.420, 91.220(j)

Introduction

The City has made affordable housing one of its highest priority needs for the Consolidated Plan year as it faces ongoing barriers to affordable and workforce housing resulting from rapid population growth, rising housing costs, and a housing inventory that is heavily concentrated in detached single-family homes. Approximately 87 percent of the City's housing stock consists of single-family units, limiting the availability of smaller and more attainable housing types such as duplexes, triplexes, townhomes, and accessory dwelling units.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Housing costs have increased faster than income, particularly in the rental market. Most renter households are cost-burdened or severely cost-burdened, with rent exceeding 30 percent of household income. These impacts are especially pronounced for low- and moderate-income households and for workforce households employed in education, healthcare, retail, and service-sector occupations, whose wages are insufficient to afford prevailing market rents in Surprise.

The Surprise Housing Study identifies significant supply gaps for both rental and ownership housing affordable to households below 80 percent of Area Median Income (AMI), with the most severe shortages occurring below 50 percent AMI and among workforce households earning between 60 and 120 percent AMI. Absent targeted intervention, these gaps are projected to widen through 2032, increasing displacement risk and limiting the City's ability to retain its local workforce.

Local regulatory factors, including minimum lot sizes, parking requirements, impact fees, and graduated density limitations related to Luke Air Force Base, further increase development costs and constrain affordable and workforce housing production. While Surprise maintains an efficient development review process, the lack of targeted incentives has limited the feasibility of deed-restricted affordable and workforce housing projects.

To address these barriers, the City prioritizes the expansion of affordable and workforce housing through regulatory flexibility, promotion of missing middle housing, support for accessory dwelling units, and strategic use of CDBG and other federal and state resources. These actions are intended to improve housing affordability, support workforce retention, and ensure long-term community stability.

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Discussion

The barriers identified above disproportionately affect low- and moderate-income households and workforce households earning between approximately 60 and 120 percent of AMI, including teachers, healthcare workers, public safety employees, and service-sector workers who are essential to the local economy. Rising housing costs and limited housing diversity have made it increasingly difficult for these households to live near their places of employment, contributing to longer commutes and workforce instability. The City recognizes that addressing workforce housing needs is critical to maintaining economic vitality, supporting local employers, and ensuring equitable access to housing opportunities. Accordingly, the City will prioritize strategies that reduce regulatory and cost barriers, expand housing choice, and leverage CDBG and other resources to support affordable and workforce housing solutions consistent with identified needs in the Housing Study.

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Other Actions AP-85

Other Actions AP-85 91.420, 91.220(k)

Introduction

The projects included in the 2026 Annual Action Plan were selected based on the range and quality of services and programs designed for the most vulnerable residents, as well as their alignment with the priorities outlined in the City's Consolidated Plan. These projects aim to address several planning objectives of the City of Surprise.

This section will discuss additional actions the City will take to meet the needs of its residents in Surprise. This includes addressing barriers to meeting the needs of underserved populations, promoting and maintaining safe and affordable housing, reducing the number of families living in poverty, and developing institutional structures. Furthermore, it will outline how the City plans to enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City of Surprise continues to focus on the needs of low- and moderate-income residents and to provide needed services that will help improve their lives.

Veterans, Disability, and Human Services Commission

In 2018, the City Council voted to disband the Disability and Advisory Commission and expand it into a new commission, the Veterans, Disability, and Human Services Commission. The expanded commission is charged with assisting in the development and/or expansion of city programming related to veterans, people with special needs, and those in need of general human services and workforce development.

In January of 2021, the Veterans, Disability, & Human Services Commission finalized their Strategic Plan. The Strategic Plan aligns with the Community Needs Assessment and will provide recommendations to the Surprise City Council for prioritization of enhanced service delivery infrastructure with the City of Surprise. These recommendations will be based on the expertise of the Commission, as well as the data and highlighted needs outlined in the assessment.

Surprise Community Outreach Program

In an effort to support and enhance the quality of life in Surprise, the Mayor and City Council offer the Surprise Community Outreach Program (SCOP). The program provides financial assistance to qualified nonprofits that provide direct services to City of Surprise residents. The Surprise City Council set aside up to $100,000 for FY 2026. Applicants must provide direct

services which improve the health and welfare of Surprise residents.

Surprise Resource Center

The City of Surprise Resource Center provides a central location for local service providers to reach out to persons experiencing homelessness. The Surprise Resource Center is a one-stop-shop for social services. Through strategic partnerships with a growing number of community-based organizations and government agencies, the Center offers Surprise residents connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources. The Resource Center continues to administer the federal rental and utility assistance received from Maricopa County for Surprise and El Mirage residents.

Programs offered at the Resource Center include:

- Community Action Program (CAP) for Surprise and El Mirage, Sun City, Sun City West, Waddell, and Wittman.
- Arizona@Work Maricopa County, All Employment Assistance
- Eve's Place - mobile domestic violence advocacy services, New Life Center – DV support groups
- Adelante Healthcare – WIC Services, Benefits Eligibility Assistance (SNAP, TANF, AHCCCS, ACA, Kidscare), Health Screenings
- Helping Families in Need (SNAP, TANF, AHCCCS, ACA, Kidscare)
- St. Mary's Food Bank (TEFAP), and Kidscafe
- Medicare and Medicaid support counseling
- LSS I-HELP – homeless services
- Phoenix Rescue Mission – Homeless Street Outreach
- Veteran Navigation
- Department of Veterans Services – Veteran Benefit Counseling
- Fresh Start Women’s Center – Case management for Women
- A New Leaf – Volunteer Income Tax Assistance
- One in Ten – Youth Support group for LGBTQ
- Southwest Behavioral Health – Counseling services for youth
- Autism Life & Learning – support and life skills for those older youth diagnosed with

Autism

- Child & Family Resources – parent group for families with children ages 0-5
- Chance Shelter – Pet services
- Arizona Science Center – STEM Programming
- Southwest Human Development – Early Literacy Programming
- Team4Kids – Special Needs Playgroup
- Phoenix Zoo – STEM Programming
- First Things First – Family Resource Center, Early Childhood Programming and services

Actions planned to foster and maintain affordable housing

The preservation of existing affordable housing is one of the most impactful investments the City can make to foster affordable housing. The City has partnered with a non-profit housing provider to acquire and rehabilitate existing homes, creating homeownership opportunities for low- and moderate-income households.

The development of new affordable rental units remains a high priority for the City. In previous Program Years the City teamed up with Native American Connections (NAC) to create bridge housing for households transitioning out of homelessness while they search for permanent housing. The City will continue this partnership with NAC into PY 2026 to acquire and rehabilitate additional residential units aimed at creating affordable rental housing.

Actions planned to reduce lead-based paint hazards

The health risks that lead-based paint in homes poses to young children continue to be a significant concern for both the housing industry and public health organizations. The City is dedicated to tackling the challenges faced by young families living in homes with lead-based paint. Two programs managed by the City will take direct actions to address lead-based paint hazards.

Housing Acquisition and Rehabilitation Lead-based Paint

The City of Surprise's lead-based paint evaluation and reduction of lead-based paints involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. All projects are evaluated for applicability to the Lead-Safe Housing Rule and managed per the standards of the rule. A Housing & Community Services staff member is required to be an EPA-certified Risk Assessor, or equal experience, to be qualified to evaluate homes for lead hazards and review third-party testing when developing projects where lead hazards are present. The City is committed to addressing the challenges faced by young families living in homes with lead-based paint.

Actions planned to reduce the number of poverty-level families

The goals in this plan work directly to reduce poverty in Surprise by addressing the priority needs identified in this plan. Public services will be provided to address basic needs of LMI residents and improve access to all City services. The City will also fund public services that directly address homelessness in Surprise. Affordable housing rehab activities will help prevent conditions that may lead to housing instability. Public facilities and infrastructure improvements will revitalize low/mod neighborhoods and make these areas accessible to all residents. Another goal of public improvements is to invite more investments into low/mod areas.

The Surprise Resource Center will remain a vital part of the support system for families living in poverty in Surprise. It serves as a one-stop shop for social services. Through strategic partnerships with an increasing number of community-based organizations and government agencies, the Center connects residents to a variety of services, including assistance with rent and utilities, employment support, as well as food and nutrition resources.

The Surprise Resource Center is partnered with First Things First to establish a Family Resource Center. Family Resource Centers offer services to families with children from birth to age 5, focusing on building parental resilience, enhancing knowledge of parenting and child development, fostering social connections, improving the social and emotional competence of children, and providing concrete supports.

These elements are strengths that individuals, families, communities, and societies can leverage to reduce risks and encourage positive well-being and healthy development. Children who have positive and stable relationships with their parents and caregivers, along with quality childcare and preschool experiences, tend to perform better academically and in life. They are more likely to read at grade level and graduate from high school, which prepares them for college and careers. Additionally, these children generally enjoy better health and rely less on public welfare resources. Overall, these favorable outcomes for children also help save taxpayers' money. Programming & Services available to caregivers of children 0-5 at the Surprise Resource

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Center include:

- Information and referral
- STEM Programming
- Parenting classes
- Early Literacy Classes
- Kindergarten Readiness
- Play Groups
- Car Seat Education
- Financial Literacy
- Employment Services
- Parent Support Groups

The City of Surprise will provide short- and long-term rental and utility assistance utilizing HOME and CDBG funding to assist families who are homeless or at risk of becoming homeless to access stable, affordable housing. The City's partnership with Lutheran Social Services and HAMC will help families make the transition and provide stable housing opportunities.

The City is dedicated to the principle that safe and stable housing is essential for achieving self-sufficiency and overcoming poverty. To support this goal, the City has partnered with A New Leaf, Maricopa County, and the State of Arizona to establish the West Valley Housing Assistance Center. This center offers non-congregate, short-term emergency housing, access to Coordinated Entry, rapid re-housing, and tenant-based rental assistance. Additionally, it provides access to other supportive services aimed at helping individuals secure stable housing within thirty to sixty days.

Actions planned to develop institutional structure

The City of Surprise's Human Services and Community Vitality (HSCV) Department, specifically the Housing and Community Services Division, is responsible for developing the Consolidated Plan, the Annual Action Plan, and the annual CAPER. The Housing and Community Services Division is adequately staffed to manage the complexities of its programs and has a succession plan in place to address staffing changes. This division will collaborate with HSCV staff, other city departments, and sub-grantees to achieve the goals and projects outlined in the Annual Action Plan. Additionally, Housing and Community Services is responsible for monitoring the performance of sub-grantees and ensuring compliance with program requirements.

HSCV and Housing & Community Services will collaborate closely with the VDHS Commission to monitor the progress of the Consolidated Plan. This will involve annual reviews of the CAPER reporting and a thorough examination of the Annual Action Plans. Adjustments will be made as

necessary to address evolving needs.

The City is a member of the National Community Development Association (NCDA) and regularly attends the NCDA annual conference in Washington, D.C., to stay informed about program requirements and learn best practices from industry experts. When funding permits, staff will also participate in Community Planning and Development program trainings, seminars, and conferences to enhance their knowledge and capacity. Additionally, training will be provided to sub-grantees and partners to strengthen the community's service provider capacity, ensuring overall success.

The City is committed to the housing market and, in 2023, released a Housing Study aimed at enhancing the community's understanding of housing trends and needs. The study outlines a comprehensive strategy to improve housing conditions in Surprise. It was conducted in consultation with stakeholders, community leaders, housing providers, and the general public. The study was updated in July 2025 to include a comprehensive Housing Action Plan to help guide City of Surprise housing policy decisions.

Actions planned to enhance coordination between public and private housing, and social service agencies

City staff actively participate in and are members of several key organizations, including the West Valley Municipal Human Services Collaborative, the Maricopa Regional Continuum of Care, and the West Valley Human Services Collective. Additionally, they regularly meet with the Housing Authority of Maricopa County. These regional stakeholders have a strong history of collaboration to achieve common community goals.

The City of Surprise Resource Center holds quarterly partner meetings to discuss available resources and coordinate their efforts. Furthermore, the Housing and Community Services department organizes quarterly meetings of the Surprise Area Homeless Collaborative to share resources and address issues related to housing and homelessness within the community.

The City is a member of the Arizona Housing Coalition and is dedicated to ensuring safe and affordable housing for all Arizonans. Our goals include effectively ending homelessness and providing an adequate supply of housing. Developing new affordable rental units remains a top priority for the City. In 2023, they completed a comprehensive housing needs assessment, which will guide the City in creating new strategies to address affordable housing. They will also involve both public and private housing providers in the development of these strategies.

Discussion

Program Specific Requirements AP-90

Program Specific Requirements AP-90 91.420, 91.220(l) (1,2,4)

Introduction

This section describes the program specific requirements of the CDBG program. The City does not anticipate receiving program income in PY 2026. The City also received HOME program funds through the Maricopa County HOME Consortium, however since the City is not a direct recipient of HOME funds it is not described here in this plan.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City of Surprise intends for 100% of CDBG funding to benefit low- and moderate-income persons in Program Year 2026. The City will document overall benefit for a period of one year, 2026.

APPENDIX

Appendix

List of Attachments

A. Letter of Submission to HUD
B. City of Surprise Program Year 2026 Alternative Version
C. Program Year 2026 Spending Synopsis
D. Citizen Participation Documents
E. SF424 and Certifications

DRAFT

Program Year 2026
Annual Action Plan

City Council Approval

April 7, 2026

SURPRISE
ARIZONA

Introduction

- The City of Surprise is a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding.
- The City receives the CDBG annual allocation as a direct entitlement community.
- The City receives an annual allocation of HOME funding as a member of the Maricopa HOME Consortium.

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Purpose

- The City must complete an Annual Action Plan each year
- The Plan must address Goals identified in the 2025-2029 Consolidated Plan
- Planned projects must meet a National Objective
- Projects must provide principally to low- and moderate-income persons:
  - Decent housing
  - A suitable living environment
  - Expanded economic opportunities

SURPRISE
ARIZONA

HUD Consolidated Plan Process

City develops Consolidated Plan (ConPlan)

- **Needs Assessment** & **Market Analysis**
- Priority needs Identification
- Strategic goals for funds
- Annual Action Plan (year 1)
- Opportunities for **Citizen Participation**

ConPlan is approved & submitted to HUD

HUD awards grant funds to the city to fund activities in ConPlan and AAP

How to Participate:

1. *Community Meetings*
2. *Public Hearing #1 – September 10, 2025*
3. *30-Day Public Comment Period* – Draft AAP for public feedback is from February 4th – March 11th, 2026
4. Public Hearing #2 – Draft Annual Action Plan

SURPRISE
ARIZONA

Annual Action Plan & Allocation

Major Components

1. Annual Goals
2. Available Resources
3. Identify Projects
4. Other Needs/Actions
5. Citizen Participation

HUD 2025 Allocation

Source	Amount
CDBG	$748,125
HOME	*$207,649

*Via Consortium

(2026 HUD allocations TBD)

SURPRISE
ARIZONA

2025-2029 ConPlan - Priority Needs

Priority Needs	Goals
Affordable Housing	1A Affordable Housing 1B Housing Services
Public Facility Improvements	2A Public Facility Improvements
Public Services	3A Public Services
Planning and Administration	4A Administration & Planning

Proposed 2026 AAP Projects - CDBG

Project Name	Funding
CDBG Affordable Housing	$369,888
CDBG Public Facility Improvements	$116,394
CDBG Public Services (15%)	$112,218
CDBG Administration (20%)	$149,625
TOTAL 2026 Program Year Funds	**$748,125**

(Pending federal action)

2026 Action Plan Projects - HOME

Project Name	Funding
Affordable Housing Acquisition/Rehabilitation	$207,649
TOTAL 2026 Program Year Funds	**$207,649**

(Pending federal action)

SURPRISE
ARIZONA

Phases and Processes

30-Day Review & Comment Period

February 4 – March 11

2026

Public Hearing #2 Draft Comments

March 11, 2026

City Council Approves Plan

April 7, 2026

Plan submitted to HUD by May 15, 2026

(TBD based on HUD allocation release dates)

SURPRISE ARIZONA

Questions or Comments?

Adam Lane

Human Service & Community Vitality

Housing & Community Services Manager

SURPRISE
ARIZONA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026

Contact Person: Eric Boyles, Director - Transportation

Submitting Department: Transportation

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Consideration and action authorizing the City Manager to execute an Amendment to the Intergovernmental Agreement with the Arizona Department of Transportation for the Waddell Road Intelligent Transportation System enhancements. Resolution 2026-47.

Motion:

I move to approve Resolution 2026-47.

Background:

This project will install new conduit, pull boxes, and fiber optic cabling along Waddell Road from Litchfield Road to Bullard Avenue. Once this project is complete, it will allow the City's Traffic Management Center to more effectively manage the traffic along Waddell Rd. The project will utilize Federal Congestion Mitigation and Air Quality (CMAQ) funding; therefore, the project is being administered by ADOT. The City is required to fund the design, pay ADOT for their administration costs, and fund 5.7% of the construction costs.

Objective Analysis:

As the project administrator, ADOT opened public bids for this project and the bids came in well over the budgeted amount. In that scenario and in accordance with the IGA, the City was responsible for paying for that overage. The City worked with MAG and applied for FY26 closeout funding and was awarded. The additional federal funding reduces the City's total contribution amount based on the bids received. This amendment updates the total project costs, including the additional federal funding and city match portions.

Policy Compliant:

This action is compliant with City and Council Policy.

Financial Impact:

The City of Surprise has secured Congestion Mitigation and Air Quality (CMAQ) funding for the construction costs associated with this project. The CMAQ funding will cover 94.3% of the construction costs. The remaining 5.7% will be funded by the CIP Project. There is also a $30,000 ADOT

administration fee paid by the City of Surprise. Please see details below:

	Original	Amend #1	AMENDED TOTAL
Administration Costs:			
Local Agency's costs @ 100%	$30,000		$30,000
Construction:*			
Federal-aid funds @ 94.3%	$511,923	$208,581	$720,504
Local Agency's match @ 5.7%**	30,943	12,608	43,551
Subtotal - Construction	**$542,866**	**$221,189**	**$764,055**
Estimated TOTAL Project Cost	**$572,866**	**$221,189**	**$794,055**
Total Estimated Local Agency Funds	**$60,943**	**$12,608**	**$73,551**
Total Federal Funds	**$511,923**	**$208,581**	**$720,504**

Budget Impact:

The funding for this project is currently budgeted in P65370 Waddell Road Fiber Optic Connection within the FY26 Capital Improvement Budget. With the additional funding, there is no budget impact.

FTE Impact:

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

ATTACHMENTS:

1. 24-009699-Amend One-Dist C-ADOT City of Surprise-T0588 01D 01C-FINAL
2. Res 2026-47 IGA Amendment ADOT ITS Equip.Cln

ADOT CAR No.: IGA 24-0009699-I
Amendment No. One: 26-0011557-I
AG Contract No.: P0012024001481
Project Location/Name: Waddell Rd; Litchfield Rd - Bullard Ave
Type of Work: Conduit, Pull Boxes & Fiber Optic Cable
Federal-aid No.: CMAQ-SUR-0(237)T
ADOT Project No.: T0588 01D/01C
TIP/STIP No.: SUR25-260C & SUR25-260D1
ALN: 20.205 - Highway Planning and Construction
Budget Source Item No.: 103943

AMENDMENT NO. ONE
TO
INTERGOVERNMENTAL AGREEMENT

BETWEEN
THE STATE OF ARIZONA
AND
THE CITY OF SURPRISE

THIS AMENDMENT NO. ONE to INTERGOVERNMENTAL AGREEMENT (the "Amendment No. One"), is entered into this date _____, pursuant to Arizona Revised Statutes ("A.R.S.") §§ 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State" or "ADOT") and the CITY OF SURPRISE, acting by and through its MAYOR and CITY COUNCIL (the "City" or "Local Agency").The State and the Local Agency are each individually referred to as a "Party" and are collectively referred to as the "Parties."

WHEREAS, the INTERGOVERNMENTAL AGREEMENT, IGA 24-0009699-I, A.G. Contract No. P0012024001481, was executed on January 29, 2025, (the "Original Agreement");

WHEREAS, the State is empowered by A.R.S. § 28-401 to enter into this Amendment No. One and has delegated to the undersigned the authority to execute this Amendment No. One on behalf of the State;

WHEREAS, the Local Agency is empowered by A.R.S. § 48-572 to enter into this Amendment No. One and has by resolution, if required, a copy of which is attached and made a part of, resolved to enter into this Amendment No. One and has authorized the undersigned to execute this Amendment No. One on behalf of the Local Agency; and

NOW THEREFORE, **in consideration of the mutual terms expressed herein, the purpose of this Amendment No. One is to increase construction costs; Exhibit A is revised and replaced accordingly. The Parties desire to amend the Original Agreement, as follows:**

The Parties incorporate the paragraphs set forth above as part of the body of this Amendment No. One.

I. RECITALS

Section I, Paragraph 3., is revised, as follows:

3. The work proposed under this Agreement consists of the installation of new conduit, pull boxes, and fiber optic cabling along Waddell Road from Litchfield Road to Bullard Avenue within the City of Surprise, (the "Project"). The Project also includes fiber optic connections to existing traffic signal cabinets and the installation of Ethernet switches. The Project cost, shown in Exhibit A, is estimated at $794,055, which includes federal aid and the Local Agency's match. The Local Agency will administer the design at their own cost, and the State will advertise, bid and award, and administer the construction of the Project.

II. SCOPE OF WORK

Section II, Paragraph 1.d., is revised, as follows:

2. The State will:

    d. After review of design and prior to bid advertisement, invoice the Local Agency for the actual PDA costs, as applicable, and the Local Agency's share of the Project construction costs, estimated at $43,551. After the Project costs for construction are finalized, the State will either invoice or reimburse the Local Agency for the difference between estimated and actual costs. De-obligate or otherwise release any remaining federal funds from the scoping/design phase of the Project.

Section II, Paragraph 3.e., is revised, as follows:

3. The Local Agency will:

    e. After completion of design, within 30 days of receipt of an invoice from the State and prior to bid advertisement, pay to the State any outstanding PDA costs, the Local Agency's share of the Project construction costs, estimated at $43,551, and if applicable, the difference between the final and initial construction cost estimates. Be responsible for and pay the difference between the estimated construction cost and Project bid amount prior to award. After Project completion, be responsible for and pay any outstanding Project costs, within 30 days of receipt of an invoice.

III. MISCELLANEOUS PROVISIONS

(NO CHANGES)

EXCEPT AS AMENDED, **ALL OTHER** terms and conditions of the Original Agreement remain in full force and effect.

THIS AMENDMENT NO. ONE shall become effective upon the full completion of signing and dating by all Parties to this Amendment No. One.

IN ACCORDANCE WITH A.R.S. § 11-952 (D), the written determination of each Party's legal counsel providing that the Parties are authorized under the laws of this State to enter into this Amendment No. One and that the Amendment No. One is in proper form is set forth below.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. the day and year first above written.

THE CITY OF SURPRISE

By _____Date_____
KEVIN D. SARTOR
Mayor

ATTEST:

By _____Date_____
KRISTI PASSARELLI
City Clerk

I have reviewed the above referenced Amendment No. One to the Original Agreement between the State of Arizona, acting by and through its Department of Transportation, and the City of Surprise, an agreement among public agencies which, has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 48-572and declare this Amendment No. One to be in proper form and within the powers and authority granted to the City under the laws of the State of Arizona.

No opinion is expressed as to the authority of the State to enter into this Amendment No. One.
Approved as to Form:

By _____ Date_____
City Attorney

ARIZONA DEPARTMENT OF TRANSPORTATION

By _____ Date_____
MATT MOUL, PE
Project Delivery and Operations
Division Director

This Amendment No. One between public agencies, the State of Arizona and the City of Surprise has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 28-401, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona. No opinion is expressed as to the authority of the remaining Parties, other than the State or its agencies, to enter into said Amendment No. One.

By _____ Date_____
Assistant Attorney General

T0588 01D/01C

The Project costs are estimated as follows:

	Original	Amend #1	AMENDED TOTAL
Executed Date:	January 29, 2025	*Pending*	
ADOT Project Development Administration (PDA) Cost, non-federal-aid:			
Local Agency's costs @ 100%	$30,000		$30,000
Construction:*			
Federal-aid funds @ 94.3%	$511,923	$208,581	$720,504
Local Agency's match @ 5.7%**	30,943	12,608	43,551
Subtotal - Construction	**$542,866**	**$221,189**	**$764,055**
Estimated TOTAL Project Cost	**$572,866**	**$221,189**	**$794,055**
Total Estimated Local Agency Funds	**$60,943**	**$12,608**	**$73,551**
Total Federal Funds	**$511,923**	**$208,581**	**$720,504**

*Includes a minimum 20% construction engineering (CE) and administration cost (this percentage is subject to change, any change will require concurrence from the Local Agency) and 5% Project contingencies

**The Local Agency has paid the PDA costs of $30,000 and will be invoiced for their construction costs estimated at $43,551

RESOLUTION # 2026-47

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA THROUGH ITS ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR INSTALLATION OF NEW CONDUIT, PULL BOXES AND FIBER OPTIC CABLING ALONG WADDELL ROAD FROM LITCHFIELD ROAD TO BULLARD AVENUE.

WHEREAS, in January, 2025, the City and ADOT ("Parties") entered into an intergovernmental agreement ("IGA") in order to facilitate the installation of new conduit, pull boxes and fiber optic cabling along Waddell Road from Litchfield Road to Bullard Avenue (Resolution #2025-15);

WHEREAS, the estimated construction costs for the project have increased necessitating an amendment to the IGA; and

WHEREAS, the City's required local match will increase from an estimated $31,000 to an estimated $43,600;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. Amendment No. One to the IGA between the City of Surprise and ADOT, attached hereto as Exhibit A, is approved.

Section 2. The City Manager, or her designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said Amendment No. One to the IGA.

APPROVED AND ADOPTED this _____day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Jeffrey Murray, City Attorney

EXHIBIT A

AMENDMENT NO. ONE TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF SURPRISE AND THE STATE OF ARIZONA THROUGH ITS DEPARTMENT OF TRANSPORTATION (ADOT)

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
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. 381070, requested by Joanne Karen Feinstein, for First Watch #1172 located at 23350 N 163rd Ave, Surprise, AZ 85387 for a new Series 12 Liquor License.

Motion:
I move to recommend approval of application No. 381070 to the Arizona Department of Liquor Licenses and Control.

Background:
Upon receipt from the State Liquor Board, the City Clerk's Office has posted the appropriate notice of hearing as required by law to allow for written arguments in favor or opposition to the proposed application.

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. Finance - FIRST WATCH-23350 N 163RD AVE
2. Fire - 23350 N 163 Ave First Watch Liquor License
3. FIRST WATCH #1172 23350 N 163 AVE MAP
4. PD - First Watch 1172
5. CD - FIRST WATCH #1172 23350 N 163 AVE REPORT

SURPRISE
ARIZONA

MEMO

Date: 02/25/2026

To: Kristi Passarelli, City Clerk

Charles Vasquez, Deputy City Clerk

From: Makenzie Espie - Business Compliance Specialist

RE: Liquor License Application – First Watch - 23350 N 163rd Ave Surprise, AZ 85387

Business License Status:

☑ Application link emailed on 02/25/26 .

☐ 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

February 25, 2026

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

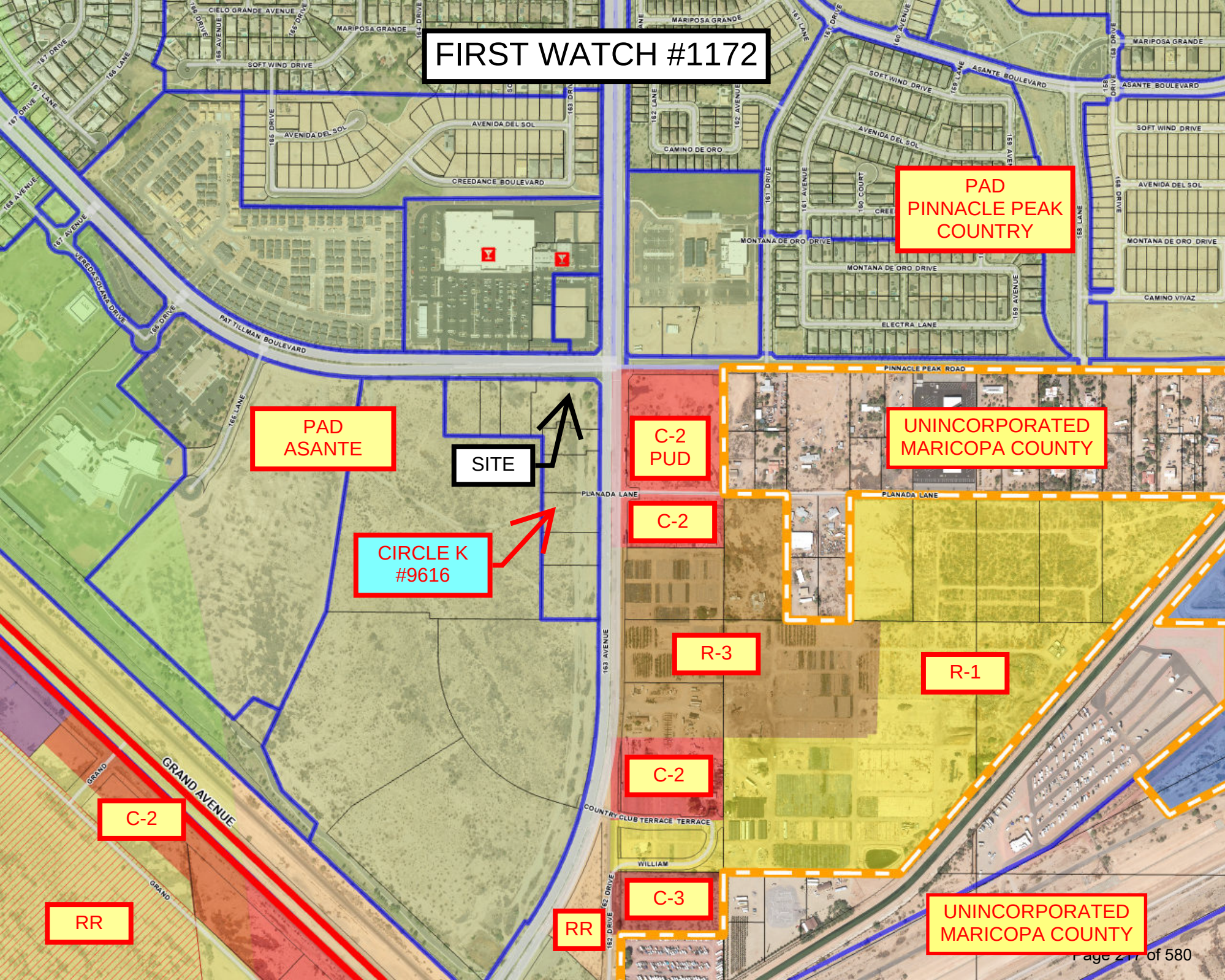
Applicant: First Watch #1172
23350 N 163 Ave
Surprise, AZ 85387

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above-mentioned 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


FIRST WATCH #1172
PAD
PINNACLE PEAK
COUNTRY
PAD
ASANTE
SITE
C-2
PUD
UNINCORPORATED
MARICOPA COUNTY
CIRCLE K
#9616
C-2
R-3
R-1
C-2
C-2
RR
RR
C-3
UNINCORPORATED
MARICOPA COUNTY
CIELO GRANDE AVENUE
MARIPOSA GRANDE
SOFT WIND DRIVE
AVENIDA DEL SOL
CREEDANCE BOULEVARD
CAMINO DE ORO
ASANTE BOULEVARD
MONTANA DE ORO DRIVE
ELECTRA LANE
CAMINO VIVAZ
PAT TILLMAN BOULEVARD
VEREDA SOLANA DRIVE
PINNACLE PEAK ROAD
PLANADA LANE
163 AVENUE
COUNTRY CLUB TERRACE TERRACE
WILLIAM
GRAND AVENUE
GRAND
162 DRIVE

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: 02/25/2026

APPLICATION # - 381070
New License Yes
Series 12

APPLICANT:
First Watch #1172
23350 N 163rd Ave
Surprise, AZ 85387

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
First Watch is a restaurant with many valley locations that will serve patrons of all ages from the surrounding community.

2) ***Effect of vehicular traffic in close 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.***
This is a new business in a new location, there is no criminal history.

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
The hours of operation for this restaurant will be Monday – Sunday (7 days a week) open from 7:00AM – 2:30PM. There are other businesses and restaurants in the proposed proximity which are open similar or longer hours than First Watch.

5) Appropriateness of series license requested.
This series of license requested is appropriate for this proposed restaurant.

Submitted by Sergeant J. D. Galaz #2084

SURPRISE
ARIZONA

Date: March 5, 2026

To: Charles Vasquez, Deputy City Clerk

From: Lloyd Abrams, Community Development Director
By: Dan Johnson, Zoning Specialist

Re: Liquor License Application for:

AGENT, Joanne Karen Feinstein
First Watch #1172
23350 N 163 Ave
SURPRISE, AZ. 85387

New Series 12 (New Application – Restaurant) – Application #381070

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

1. Fry's Food and Drug #678 (Series 9) – 16400 W. Pat Tillman Boulevard
2. Barro's Pizza (Series 12) – 16350 W Pat Tillman Boulevard Suite 116
3. Circle K Store #9616 (Series 10) – 23170 N 163 Ave - Pending

The immediate area is comprised of residential and commercial zoning. The property is zoned PAD Asante which is consistent with the proposed use.

Commercial and residential growth will increase in this area.

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.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
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. 381218, requested by Maria Danielle Burgess, for Circle K Store #9626 located at 16256 W Jomax Rd, Surprise, AZ 85387 for a new Series 09 Liquor License.

Motion:
I move to recommend approval of application No. 381218 to the Arizona Department of Liquor Licenses and Control.

Background:
Upon receipt from the State Liquor Board, the City Clerk's Office has posted the appropriate notice of hearing as required by law to allow for written arguments in favor or opposition to the proposed application.

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. Fire - Circle K Store #9626 16256 W Jomax Rd Liquor License
2. PD - Circle K #9626
3. Circle K 9626 Map
4. CD - Circle K 9626 Report
5. Finance - CIRCLE K - 23170 N 163RD AVE

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

November 4, 2025

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Circle K Store #9626
16256 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: November 20, 2025

Application # 365730
New License/Corporation
Series 9

APPLICANT:
Circle K Store #9626
16256 W. Jomax Rd
Surprise, AZ. 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.

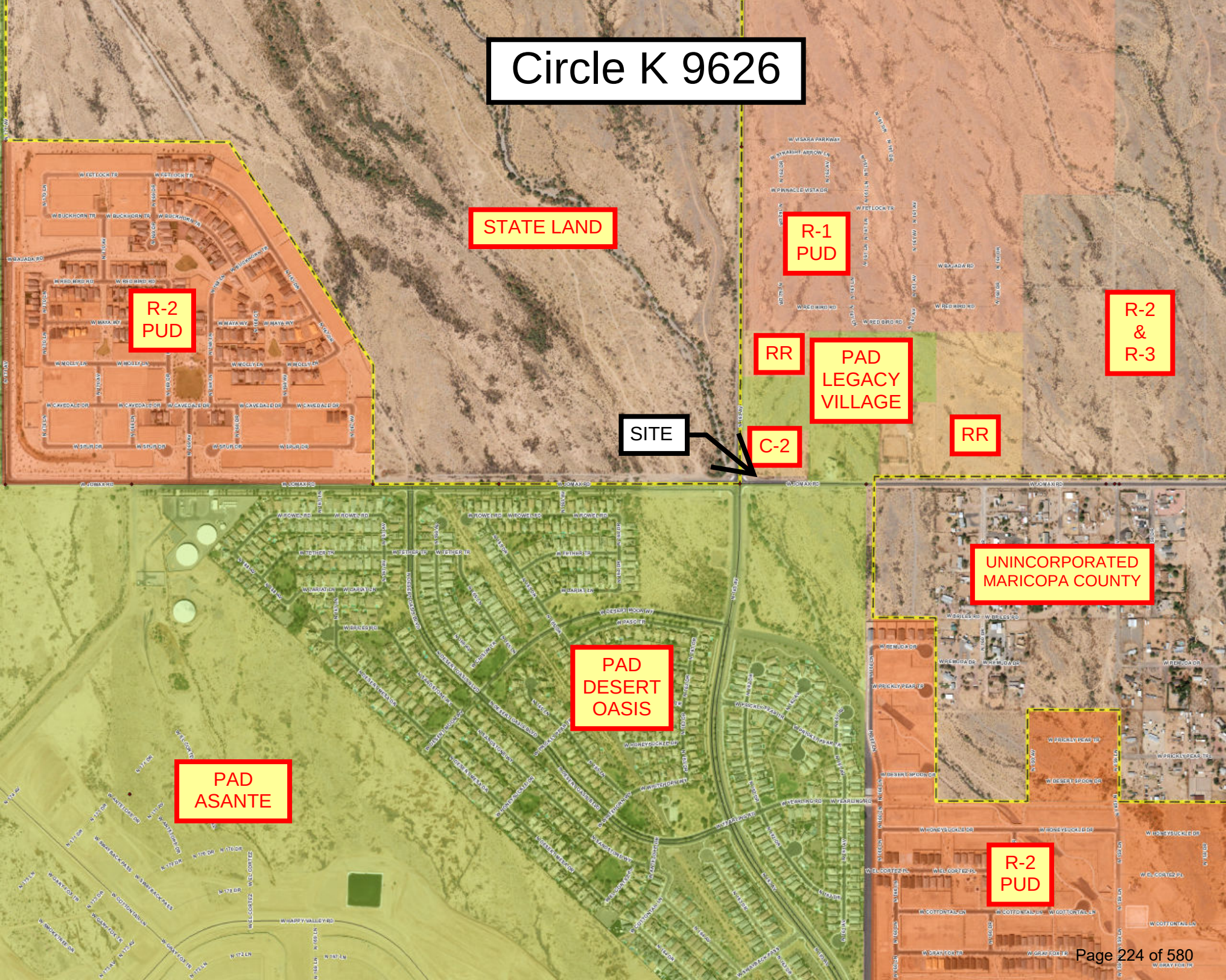
2) ***Effect of vehicular traffic in close proximity.***
The roads around this future location are currently being widened to accommodate the anticipated growth for the surrounding area and should be adequate for Circle K.

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 are open 24 hours a day. This is a brand-new area for future development, with no other businesses currently open.

5) Appropriateness of series license requested.
This license request is appropriate for this Circle K store.

Submitted by Officer C. E. Tovar #2059


Circle K 9626
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

COMMUNITY DEVELOPMENT DEPARTMENT

SURPRISE
ARIZONA

Date: December 10, 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 Store #9626
16256 W Jomax Rd
Surprise, Arizona 85387

NEW SERIES 09 (New Application – Liquor Store) – Application # 365730

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 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.

SURPRISE
ARIZONA

MEMO

Date: 03/18/2026

To: Kristi Passarelli, City Clerk

Charles Vasquez, Deputy City Clerk

From: Cassidy Bolchalk - Business Compliance Specialist

RE: Liquor License Application – Circle K Store #9616 - 23170 N 163rd Ave Surprise, AZ

Business License Status:

☑ Application link emailed on 02/25/2026

☐ License # , current and valid for

☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: District 5

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. 385875, requested by Timothy James Wagenseller, for Turquoise Wine Bar located at 14462 W Elm Street, Surprise, AZ 85374 for a new Series 07 Liquor License.

Motion:
I move to recommend approval of application No. 385875 to the Arizona Department of Liquor Licenses and Control.

Background:
Upon receipt from the State Liquor Board, the City Clerk's Office has posted the appropriate notice of hearing as required by law to allow for written arguments in favor or opposition to the proposed application.

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 - Turquoise Wine Bar 14462 W ELM ST 113 REPORT
2. Finance - TURQUOISE WINE BAR - 14462 W ELM ST
3. Fire - 14462 W Elm St Turquoise Wine Bar Liquor License
4. PD - Turquoise Wine Bar
5. Turquoise Wine Bar 14462 W ELM ST 113 MAP

COMMUNITY DEVELOPMENT DEPARTMENT

SURPRISE
ARIZONA

Date: March 23, 2026

To: Kristi Passarelli, City Clerk

From: Lloyd Abrams, Community Development Director
Dan Johnson, Zoning Specialist

Re: Liquor License Application for:

AGENT, Timothy James Wagenseller
Turquoise Wine Bar
14462 W Elm St #113
Surprise, Arizona 85374

NEW SERIES 10 (New Application – Beer & Wine Store) – Application # 386101
NEW SERIES 7 (New Application – Beer & Wine Bar) – Application # 385875

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

1. Kimble's Kitchen (Series 12) – 17300 N Sun Village Parkway #D Cancelled
2. Sun Village Community Center (Series BYO) – 17300 N Sun Village Parkway Suite. A
3. Pei Wei Fresh Kitchen (Series 12) – 14155 W Bell Rd #113
4. Over Easy (Series 12) – 14345 W Bell Rd #102 Not Shown
5. Tacos Chilango (Series 12) – 14420 W Elm St #109 Not Shown
6. Pita Kitchen (Series 12) – 16853 N 145 Ave. #167 Not Shown
7. Residence Inn By Marriott (Series 7) – 16418 N Bullard Ave
8. Hilton Garden Inn Surprise (Series 11) – 16601 N Stadium Way Not Shown

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to increase.

If managed properly, the effects of granting these liquor licenses 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.

SURPRISE
ARIZONA

MEMO

Date: 03/19/2026

To: Kristi Passarelli, City Clerk

Charles Vasquez, Deputy City Clerk

From: Cassidy Bolchalk - Business Compliance Specialist

RE: Liquor License Application – 14462 W ELM STREET #113 SURPRISE AZ, 85374

Business License Status:

☑ Application link emailed on 03/19/2026

☐ License # , current and valid for

☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

Finance Department
Revenue Division
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470
Business.license@surpriseaz.gov

03/19/2026

TURQUOISE WINE BAR
14462 W ELM STREET #113
SURPRISE, AZ 85374

Re: Business License Requirement

To Whom It May Concern:

The Revenue Division has received notification that a liquor license application has been received on behalf of your company.

The City of Surprise requires that all businesses located within the City of Surprise have a City of Surprise business license prior to the start of their operations. Please be sure to apply for your business license at least 3 weeks prior to the opening of your business.

You can apply online at https://primeweb.surpriseaz.gov/ . City of Surprise Business License applications and supplemental forms are available online at https://www.surpriseaz.gov/407/Business-License-Application-Supplementa. License Fees will be billed upon approval of your license application.

For additional information, please visit the City of Surprise website at www.surpriseaz.gov.

If you have any questions, please email our office at business.license@surpriseaz.gov .

Respectfully,
Revenue Division

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

March 18, 2026

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Turquoise Wine Bar
14462 W Elm St
Surprise, AZ 85374

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: March 24, 2026

Application Number- 385875
New Application – Bar and Sales
Series 7 and Series 10
License Number- Pending

APPLICANT:
Turquoise Wine Bar
14462 West Elm Street
Surprise, Arizona 85374

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
The proposed business will be a wine bar. They will be serving adult members of the community and offering off-premise consumption sales to the City of Surprise.

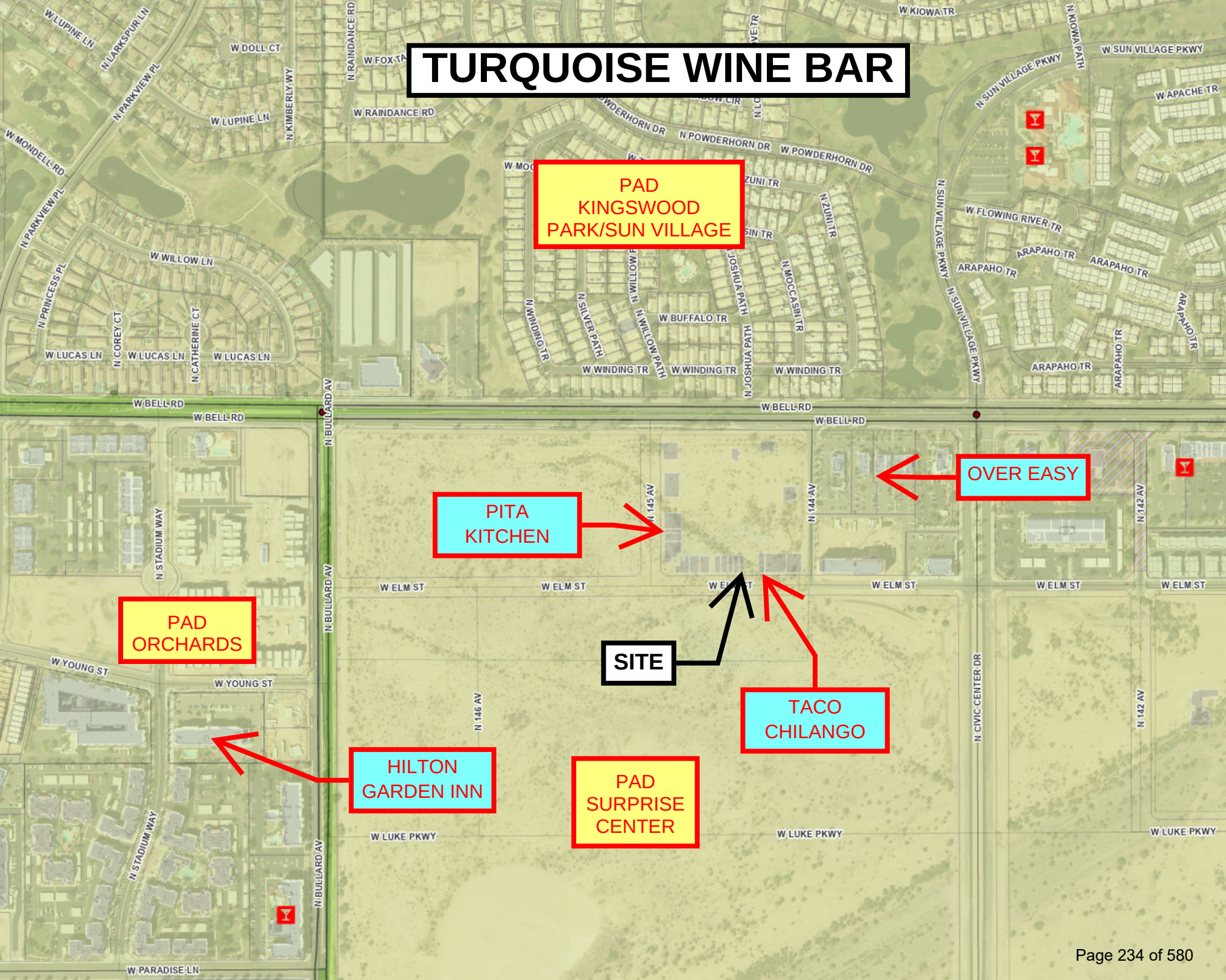
2) ***Effect of vehicular traffic in proximity.***
The area is new commercial. Any changes to current traffic in the area should be negligible.

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.***
This business will be new to this area. There is no history for this area nor its applicants.

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in proximity.***
The hours of operation are going to be from 1 PM to 8 PM Tuesday through Thursday and 12 PM to 9 PM Friday through Saturday. There several other restaurants being built in proximity.

5) Appropriateness of series license requested.
This series of license appears to be appropriate for this proposed establishment.

Submitted by Officer M. Ortega 2036


TURQUOISE WINE BAR
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W LUKE PKWY
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N SUN VILLAGE PKWY
W RAINDANCE RD
N POWDERHORN DR
W POWDERHORN DR
W BUFFALO TR
W WINDING TR
W WILLOW LN
W LUCAS LN
W DOLL CT
W LUPINE LN
W MONDELL RD
W KIOWA TR
W SUN VILLAGE PKWY
W APACHE TR
W FLOWING RIVER TR
ARAPAHO TR
N STADIUM WAY

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: District 5

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. 386101, requested by Timothy James Wagenseller, for Turquoise Wine Bar located at 14462 W Elm Street, Surprise, AZ 85374 for a new Series 10 Liquor License.

Motion:
I move to recommend approval of application No. 386101 to the Arizona Department of Liquor Licenses and Control.

Background:
Upon receipt from the State Liquor Board, the City Clerk's Office has posted the appropriate notice of hearing as required by law to allow for written arguments in favor or opposition to the proposed application.

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.

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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:
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Financial Impact:
None

Budget Impact:
None

FTE Impact:
None

ATTACHMENTS:
1. CD - Turquoise Wine Bar 14462 W ELM ST 113 REPORT
2. Finance - TURQUOISE WINE BAR - 14462 W ELM ST_2
3. Fire - 14462 W Elm St Turquoise Wine Bar Liquor License
4. PD - Turquoise Wine Bar
5. Turquoise Wine Bar 14462 W ELM ST 113 MAP

COMMUNITY DEVELOPMENT DEPARTMENT

SURPRISE
ARIZONA

Date: March 23, 2026

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From: Lloyd Abrams, Community Development Director
Dan Johnson, Zoning Specialist

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AGENT, Timothy James Wagenseller
Turquoise Wine Bar
14462 W Elm St #113
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SURPRISE
ARIZONA

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Finance Department
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Surprise Fire-Medical Department
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Phone: 623-222-5000
Fax: 623-222-5001

March 18, 2026

To: Charles Vasquez, Deputy City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Turquoise Wine Bar
14462 W Elm St
Surprise, AZ 85374

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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: March 24, 2026

Application Number- 385875
New Application – Bar and Sales
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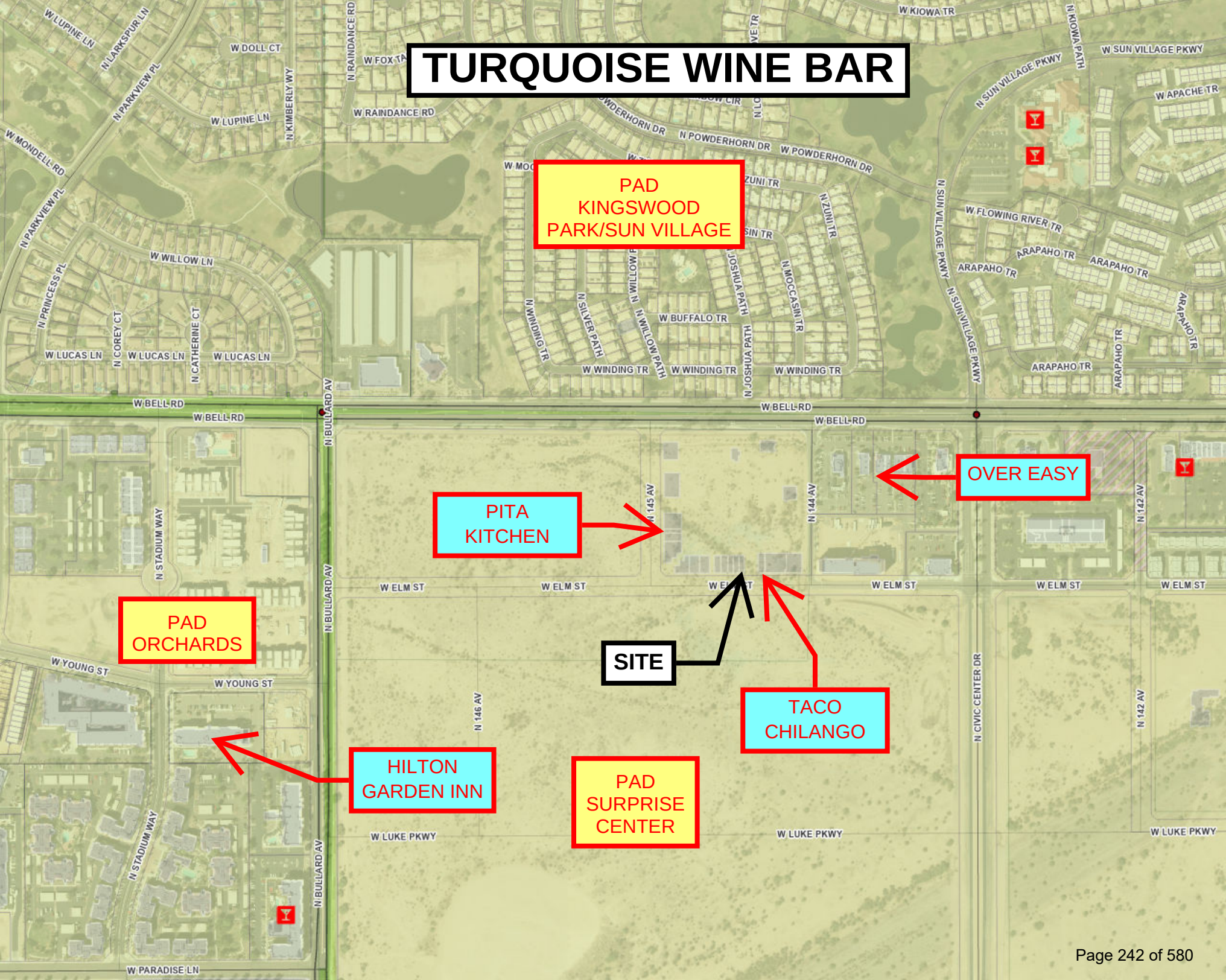
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W DOLL CT
W KIOWA TR
W SUN VILLAGE PKWY
W APACHE TR
W FLOWING RIVER TR
ARAPAHO TR
W MONDELL RD
N PARKVIEW PL
N LARKSPUR LN
N KIMBERLY WY
N RAINDANCE RD
N PRINCESS PL
N COREY CT
N CATHERINE CT
N STADIUM WAY
N ZUNI TR
N MOCCASIN TR
N JOSHUA PATH
N SILVER PATH
N WINDING TR
N WILLOW PATH
N KIOWA PATH

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue. Case FS24-0765. Ordinance 2026-06.

Motion:
I move to approve/deny Ordinance 2026-06.

Background:
Mark Reddie of RVi Planning + Landscape Architecture requests a rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue. This item was previously heard by the City Council on March 3, 2026, but was continued to April 7, 2026.

Objective Analysis:
The subject rezone is in harmony with the purposes and intent of the Surprise Municipal Code, in addition to other applicable City of Surprise regulations. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The subject rezone is consistent with the Surprise Municipal Code and advances the goals and policies of the General 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 no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS24-0765 Mesquite Mountain Ranch V Rezone - Staff Report
2. 01-FS24-0765 Mesquite Mountain Ranch V Rezone - Vicinity Map
3. 02-FS24-0765 Mesquite Mountain Ranch V Rezone - Existing Zoning Map
4. 03-FS24-0765 Mesquite Mountain Ranch V Rezone - Proposed Zoning Map
5. 04-FS24-0765 Mesquite Mountain Ranch V Rezone - Rezone Narrative
6. 05-FS24-0765 Mesquite Mountain Ranch V Rezone - Citizen Participation Report REDACTED
7. 06 - FS24-0765 Mesquite Mountain Ranch V Rezone - Affidavit of Posting
8. 07-FS24-0765 Mesquite Mountain Ranch V Rezone - Luke AFB Letter
9. 08-FS24-0765 Mesquite Mountain Ranch V Rezone - Ordinance #2026-06
10. 09-FS24-0765 Mesquite Mountain Ranch V Rezone - P&Z Recommendation
11. FS24-0765 Mesquite Mountain Ranch V Rezone - CC PowerPoint

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SURPRISE
ARIZONA

REZONE

REPORT TO THE CITY COUNCIL

Case:	**FS24-0765**
Project Name:	Mesquite Mountain Ranch V Rezone
Council District:	1 – Acacia
Meeting Date:	**April 7, 2026**
Planner:	Tanner Wessel, Planner II
Owners:	Solana Bella LLC; Rootin Tootin LLC/ETAL; Geller Earl/Joyce Trust/Et al.; East Evergreen Technologies LLC/Schwab Revocable Trust; Snazzy Properties LLC, Et al.; N2N Trust/Equity Trust Company/Duncan/ Randy/Olden Kenneth/Cecelia/Schwab/Michael/Teri/Douglas/Janet; and Chang Andrew C/Mary M Trust.
Applicant:	Mark Reddie with RVi Planning + Landscape Architecture
Request:	Rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch Planned Area Development (PAD) to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1)
Site Location:	Located south of Deer Valley Road between 223rd Avenue and 231st Avenue
Site Size:	264.9 gross acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040.
Support/Opposition:	Refer to the attached Citizen Participation Report.
Recommendation:	The Commission recommends approval of the proposed Rezone, Case FS24-0765, to the Mayor and City Council, subject to stipulations (a) through (g).

Project Description:

Mark Reddie of RVi Planning + Landscape Architecture requests a rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1) and Residential Medium Density (R-2), and Open Space Conservation (OS-1). The project site is located south of Deer Valley Road between 223rd Avenue and 231st Avenue.

Background:

June 08, 1989: The subject property was annexed into the City of Surprise under Ordinance #89-05.

May 11, 2006: The Mayor and City Council approved the Mesquite Mountain Ranch Planned Area Development under case PAD05-314, Ordinance #06-22.

January 25, 2007: The Mayor and City Council approved a PAD for Mesquite Mountain Ranch II under Case PAD06-050, Ordinance #07-01.

June 16, 2020: The Mayor and City Council approved a rezone with PUD overlay for a portion of the Mesquite Mountain Ranch PAD and the Mesquite Mountain Ranch II PAD under case FS18-617, Ordinance #2020-05.

February 29, 2024: Staff met with the applicant during a regularly scheduled Concept Review meeting to discuss the subject project. CR24-0127.

April 16, 2024: The Mayor and City Council approved a major amendment to the Mesquite Mountain Ranch PAD to remove approximately 55 acres and change the land use designation for approximately 9 acres from residential to commercial with limited land uses. Case FS22-1260

June 17, 2024: The applicant filed a request for a Rezone under Case FS24-0765, the subject case.

October 16, 2024: The applicant held a citizen outreach meeting at Willow Canyon High School. A summary of this meeting is included in the Citizen Participation Report attached to the staff report.

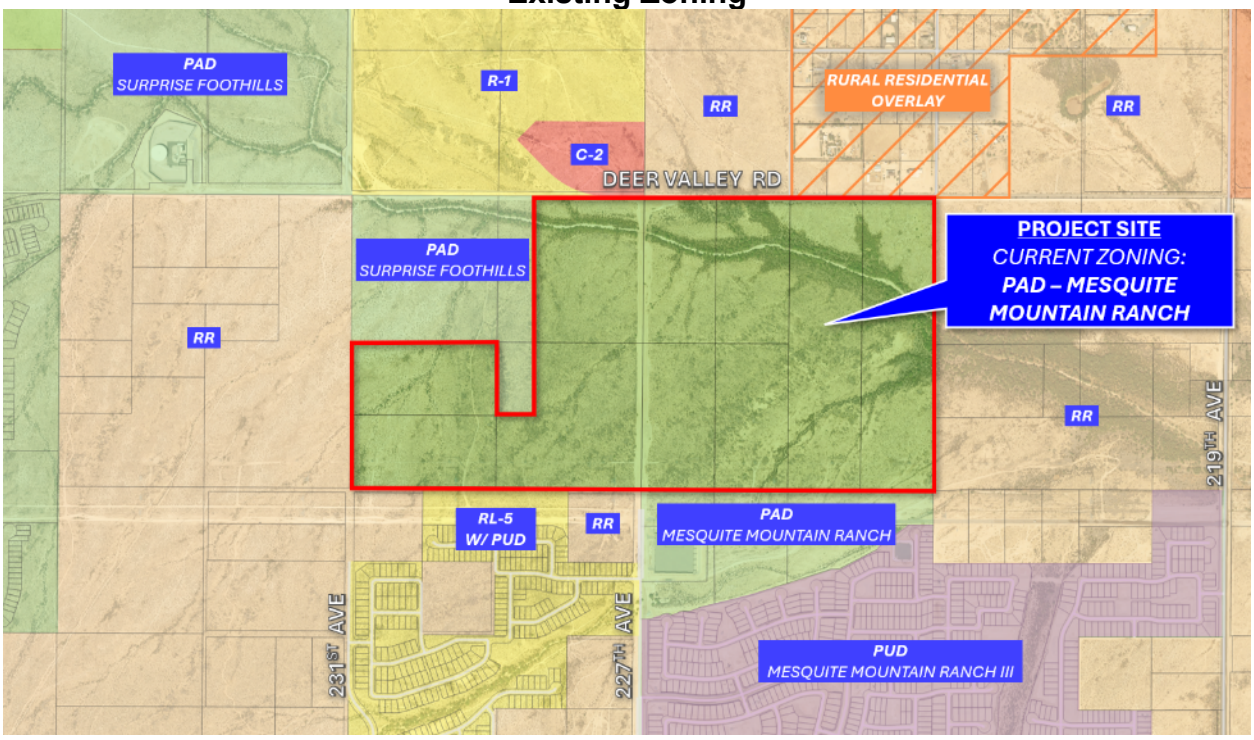
February 5, 2026: The Planning & Zoning Commission recommended approval to the Mayor and City Council of the subject rezone case.

March 3, 2026: The Mayor and Council heard and discussed the subject case, and made a motion to continue the item to the April 7, 2026 City Council meeting.

Analysis and Discussion:

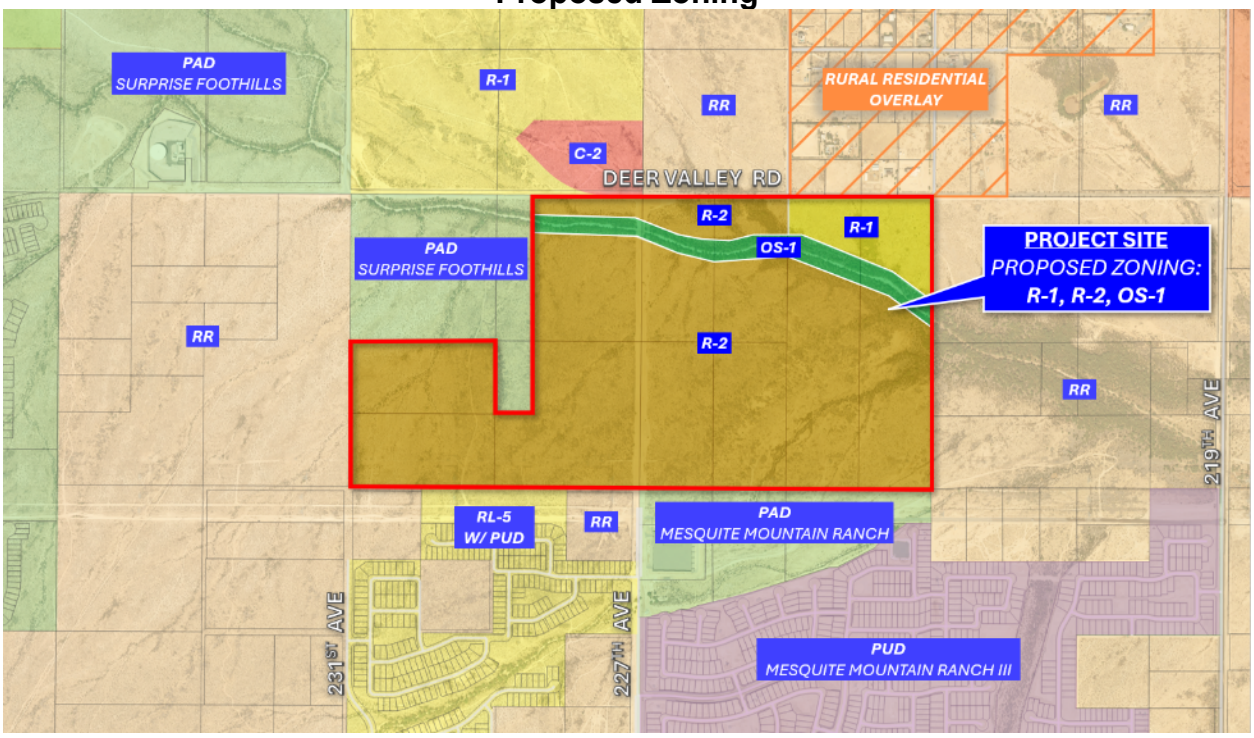
The subject properties, which encompass approximately 264.9 gross acres, are currently zoned Mesquite Mountain Ranch PAD. The applicant requests to rezone the subject properties to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The existing and proposed zoning are shown below.

Existing Zoning



Community Commercial (C-2)	Rural Residential (RR)	Rural Residential (RR) with Desert Rural Overlay
Surprise Foothills PAD (Residential)	**Mesquite Mountain Ranch PAD (Residential)**	Rural Residential (RR)
Rural Residential (RR)	RL-5 with PUD Overlay	Mesquite Mountain Ranch PAD (Commercial)

Proposed Zoning



Community Commercial (C-2)	Rural Residential (RR)	Rural Residential (RR) with Desert Rural Overlay
Surprise Foothills PAD (Residential)	**Residential Low Density (R-1)** **Residential Medium Density (R-2)** **Open Space Conservation (OS-1)**	Rural Residential (RR)
Rural Residential (RR)	RL-5 with PUD Overlay	Mesquite Mountain Ranch PAD (Commercial)

Development Plan & Development Standards:

The applicant is requesting a rezone in response to market demands. The applicant is not requesting a deviation from the development standards of the LDO, Planning and Engineering Design Standards (PEDS), or City Code to facilitate the rezone.

This project is located adjacent to parcels designated under the General Plan 2040 as part of the Rural Residential Overlay (RRO). The proposed development incorporates a density transition between the RRO and the R-2 designations of this project by designating Parcel 1 as R-1.

The future development of the subject property will adhere to the applicable development standards of the R-1, R-2, and OS-1 zoning districts, as outlined in Section 106-2.3, Section 106-2.4, and Section 106-8.2 of the LDO, at the time of development. The following table shows the current development standards of the R-1, R-2, OS-1 zoning districts.

Table 106-2c – Residential Low Density (R-1) Zoning District						
Lot Categories	**A[3]**	**B**	**C**	**D**	**E**	**F**
General Plan Compatibility	Suburban	Suburban	Suburban and Rural	Rural	Rural	Rural
Lot area (sf)	4,950 – 7,999	8,000 – 11,999	12,000 – 17,999	18,000 – 27,999	28,000 – 43,559	≥ 43,560
Min. lot width[1] (ft)	45	60	80	90	100	130
Min. front setback[1] (ft)	12	12	15	20	20	30
Max. front setback (ft)	25	25	30	35		
Min. rear setback[1] (ft)	15	20	20	25	30	30
Min. side setback[1] (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. street side setback [1,4] (ft)	15	15	15	15	20	20
Max. bldg. height (ft)	35	35	35	35	35	35
Max. lot coverage[5]		45%	40%	30%	30%	25%
Open space (% of gross area of residential development)[3]	20%	20%	20%	15%	15%	10%

Notes:

1.	Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line; except rear alley loaded garages, which shall be setback six (6) feet from edge of alley line.
2.	The city requires open space on a development/subdivision basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.
3.	Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole subdivision or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.
4.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum streetside setbacks.
5.	Lots that have an RV garage within Lot Category B shall be allowed up to fifty-five (55) percent lot coverage.

113

Table 106-2d – Residential Medium Density (R-2) Zoning District					
Lot Categories	**A[4]**		**B[4]**	**C**	**D**
General Plan Compatibility	Urban		Suburban	Suburban	Suburban
Lot area[1] (sf)	Single-family & Townhouse: 800-4.949	Duplex & Triplex: 4,000 – 4,949	4,950 – 7,999	8,000 – 11,999	≥ 12,000
Min. lot width (sf)	35		45	70	80
Min. front setback[2] (ft)	10		12	12	15
Max. front setback (ft)	25		25	25	30
Min. rear setback[2] (ft)	10		15	20	20
Min. side setback[2] (ft)	5[3]		5 & 8[2,3]	5 & 10	10
Min. street side setback [2,6] (ft)	10		10	10	10
Max. bldg. height (ft)	35		35	35	35
Open space (% of gross acres of residential development)[4]	25%		20%	20%	20%

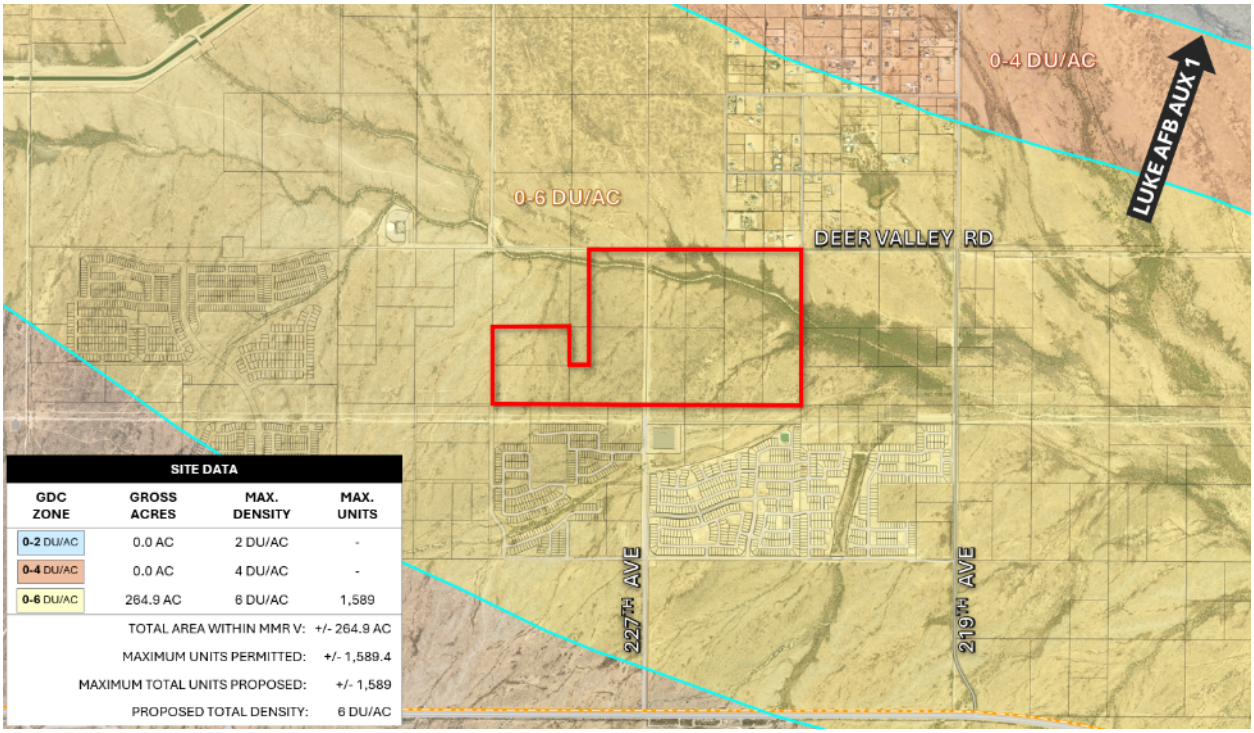
Notes:

1.	At the sole discretion of the City, up to 5% of the total lots of a development may vary up to 5% in lot area to accommodate discrepancies in the lot category's respective lot area range, but in no case shall a lot in Lot Category A be less than 2,800 sf.
2.	Grage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback three (3) feet from alley edge line. Any portion of the 3-foot setback that is not a part of a driveway or walkway shall be fully landscaped. Walkways providing access to dwelling entryways may be located within the landscaped area.
3.	May be reduced to zero feet setback from single-family dwellings as attached building and separated by a common wall along the property line, and townhouses. End units must maintain the larger setback.
4.	The city requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.
5.	Residential development projects exceeding 150 total lots (including those with separate development parcels) shall contain no more than fifty (50) percent of lots that are less than forty (40) feet wide as calculated across whole subdivisions or preliminary plats and will include mitigating designs outlined in Chapter 108 of this ordinance.
6.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.

Table 106-8a – Open Space Conservation (OS-1) Zoning District	
Min. arterial, collector, and local ROW setback (ft)	15
Adjacent to residential zoning (ft)	50
Adjacent to non-residential zoning (ft)	15
Max. bldg. height (ft)	15

Density

Due to the project's proximity to the Luke Air Force Base Auxiliary 1 Field, this project is subject to the Luke Air Force Base Graduated Density Concept (GDC). The entirety of the site is located within the 0-6 DU/AC band of the GDC.

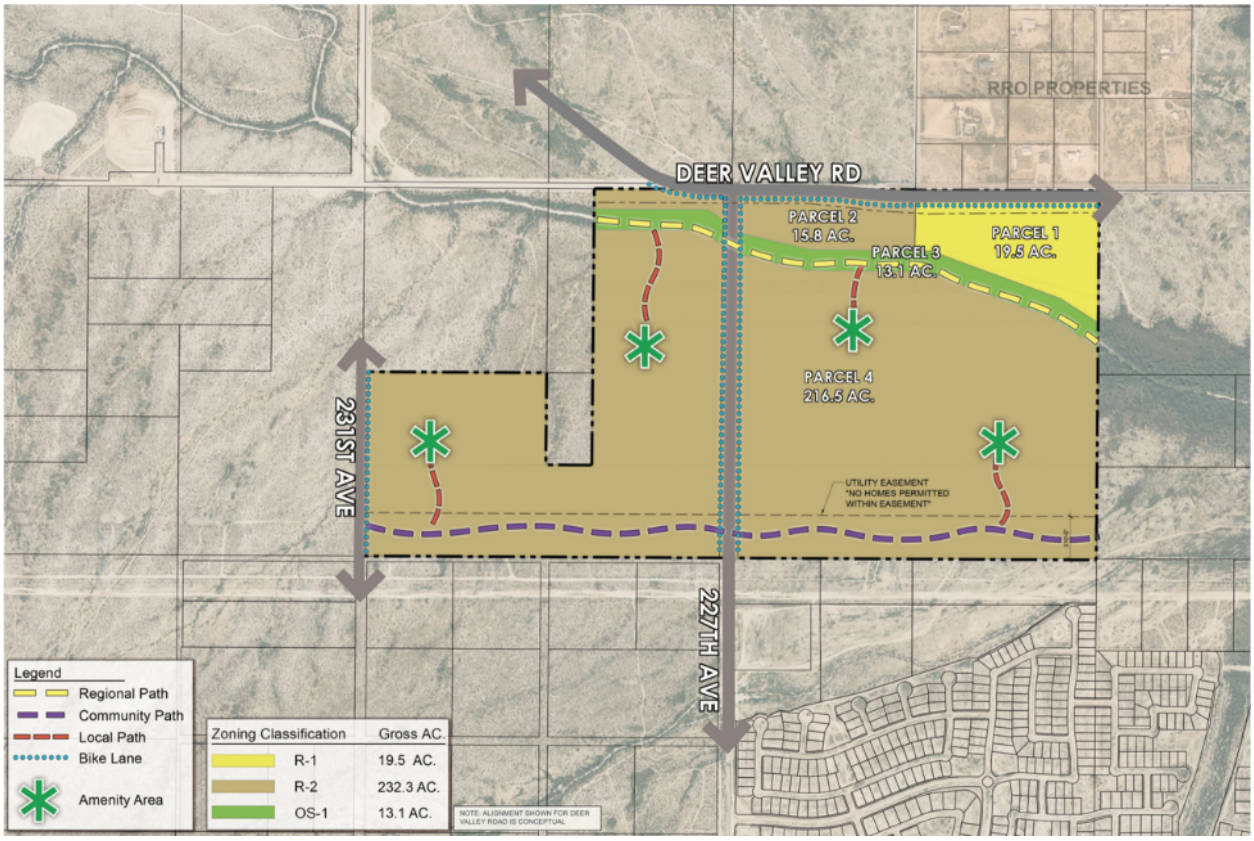


In collaboration between City staff, the applicant, and Luke AFB, it has been determined that a total number of dwelling units of 1,589 would be allowed within the project site, equating to an overall gross density of 6.0 DU/AC.

The GDC provides a guide for the maximum allowed dwelling units and densities of the proposed development. The specifics of the development, including the actual number of dwelling units and density, will be fully reviewed at the Preliminary Plat stage. At that time, the development will be subject to the transition and buffering requirements of the LDO, PEDS, and General Plan.

Open Space & Amenities

The following conceptual open space plan depicts open space and amenities for the proposed project. The future development shall adhere to the open space and amenity requirements of the LDO, PEDS, the Parks and Recreation Master Plan, and the General Plan regarding open space minimums, required trails, landscaping, and amenities. These elements will be reviewed in detail at the time of Preliminary Plat review.



Roadways

This project is bordered by the future alignments of Deer Valley Road to the north and 231st Avenue to the west. Additionally, the future alignment of 227th Avenue runs through the center of the project bisecting the project in half. At the request of the City's Transportation Department, the applicant submitted a Traffic Impact Analysis (TIA) with the rezone application. The TIA was reviewed and approved by City Transportation Department staff.

Additionally, to further protect the adjacent RRO properties to the north, the developer has agreed to shift the future alignment of Deer Valley Road south further into this project's boundary to provide a greater buffer and to protect the existing rural development.

Lastly, this project has an associated Development Agreement ("DA") which has been approved by City staff and signed by the landowner. This DA outlines the roadway infrastructure that will be required to be installed by the developer in conjunction with this development. The DA is scheduled for the upcoming February 17th, 2026, City Council meeting and will be required to be approved by City Council prior to the Council taking any action on this proposed Rezone.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
School District:	Wickenburg School District

Conformance with Adopted Plans:

The proposed Rezone was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2040 and is consistent with the General Plan in some of the following ways:

This project is located within the Neighborhood Character Area of the General Plan. The proposed Rezone adheres to the design guidelines of the character area which allows for residential development.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the low to medium residential development pattern established in the vicinity of the parcel.

Additionally, this project is located adjacent to parcels designated by the General Plan 2040 as being within the Rural Residential Overlay. As such, a density transition is being provided, and the alignment of Deer Valley Road is being shifted south further into this project's boundary to further protect the existing rural development.

Reviewing Agencies:

The request was routed to internal and external agencies including the Maricopa Water District, Maricopa County Department of Transportation, the Flood Control District of Maricopa County, and Luke Air Force Base. All agencies indicated no objections to the request.

Citizen Outreach:

The applicant held an outreach meeting on October 16, 2024, at Willow Canyon High School with 5 attendees present. This meeting complied with the advertisement requirements of the LDO. During this meeting, questions and concerns related to Deer Valley Road development and traffic, proposed access to the site, water, density, and timing of the development were raised. A detailed summary of the outreach meeting can be found in the attached Citizen Participation Report.

Summary:

Staff concludes the proposed Rezone is consistent with the Surprise General Plan 2040 and all applicable zoning codes.

Findings:

- The proposed Rezone is consistent with and will advance the goals of the Surprise General Plan 2040.
- The proposed Rezone is consistent with the City of Surprise Land Development Ordinance.
- The reviewing agencies had no objections.

Recommendation:

Based on the findings noted above, the Planning & Zoning Commission recommended approval of the proposed Rezone, Case FS24-0765, subject to stipulations 'a' through 'd'.

a. Development and use of the site shall be consistent with, and in compliance with this Ordinance 2026-06, Resolution 2026-14 and the Mesquite Mountain Ranch V Development Agreement, and, except as modified by this Ordinance 2026-06 and the Party's Development Agreement and Resolution 2026-14, the Rezone Narrative entitled "Mesquite Mountain Ranch V," prepared by RVI Planning + Landscape Architecture, and received April, 2026.

b. Non-compliance with this Ordinance, including these stipulations of approval, will be treated as a violation in accordance with the applicable provisions of the Arizona Revised Statutes, including A.R.S. § 9-462.01(E), as it may be amended from time to time, and the Surprise Municipal Code.

c. The total unit count within the entire 264.829 acre site shall not exceed a maximum of 860 residential dwelling units.

d. Parcel 1, a 19.516 acre parcel, and Parcel 2, a 15.756 acre parcel, ("R-1 Parcels") totaling 35.272 acres, both described in Exhibit A and depicted in Exhibit B, shall be rezoned to R-1.

e. The first row of single family residential homes constructed adjacent to Deer Valley Road, within Parcel 1 and Parcel 2, shall be limited to single-story homes.

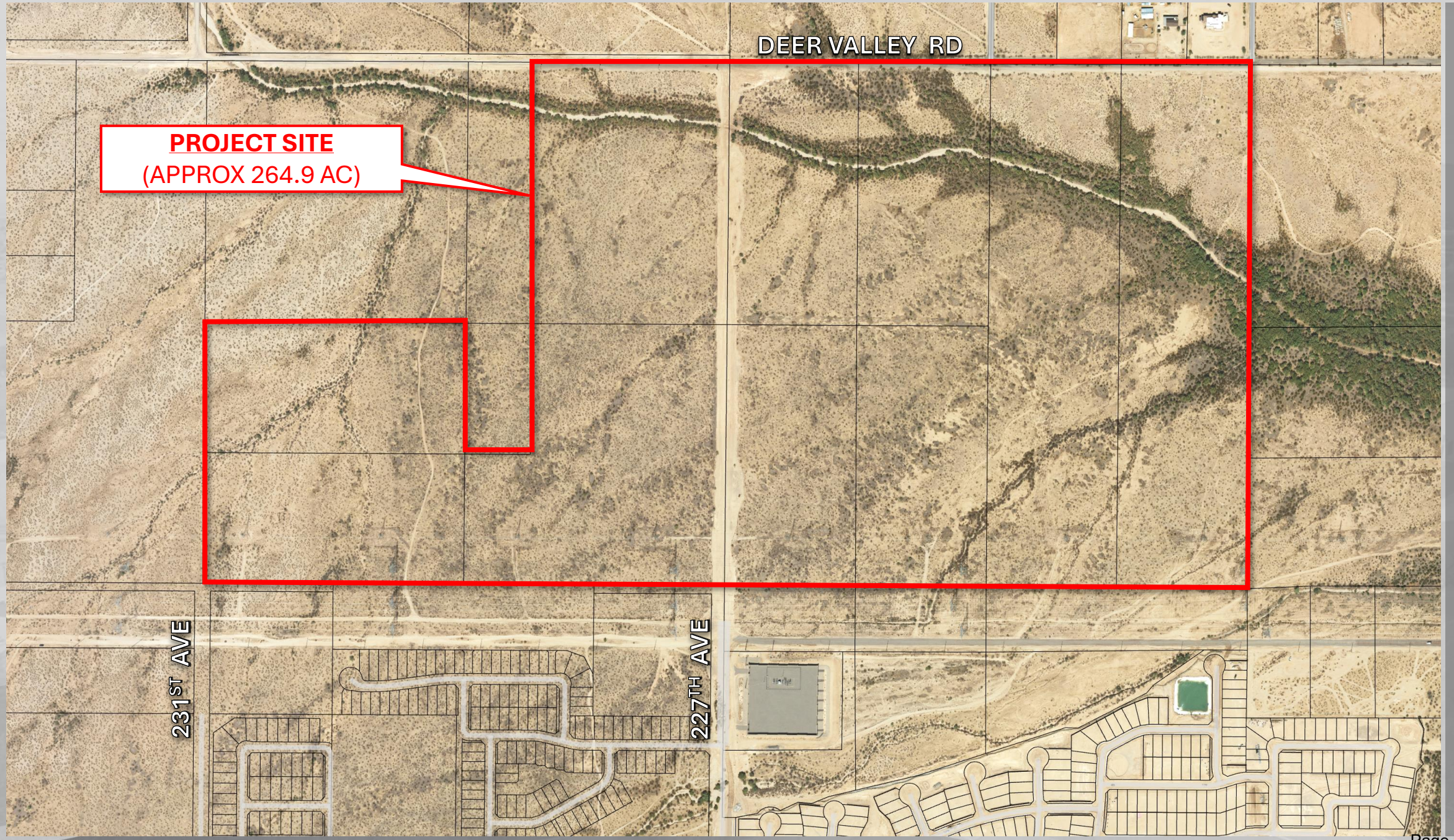
f. Parcel 3, a 13.095 acre parcel, described in Exhibit A and depicted in Exhibit B, shall be rezoned to Open Space (OS-1). Parcel 3, a natural wash corridor, shall be developed with an average width of three hundred feet (300'), with a minimum width

of no less than 250 feet. The measured width shall include a minimum 150 foot (average) buffer along the edges (75 foot buffer on each side) of the designated floodway. All non-motorized trails (pedestrian, bicycle, and equestrian) shall be located only within the 75 foot buffers located on either side of the wash corridor.

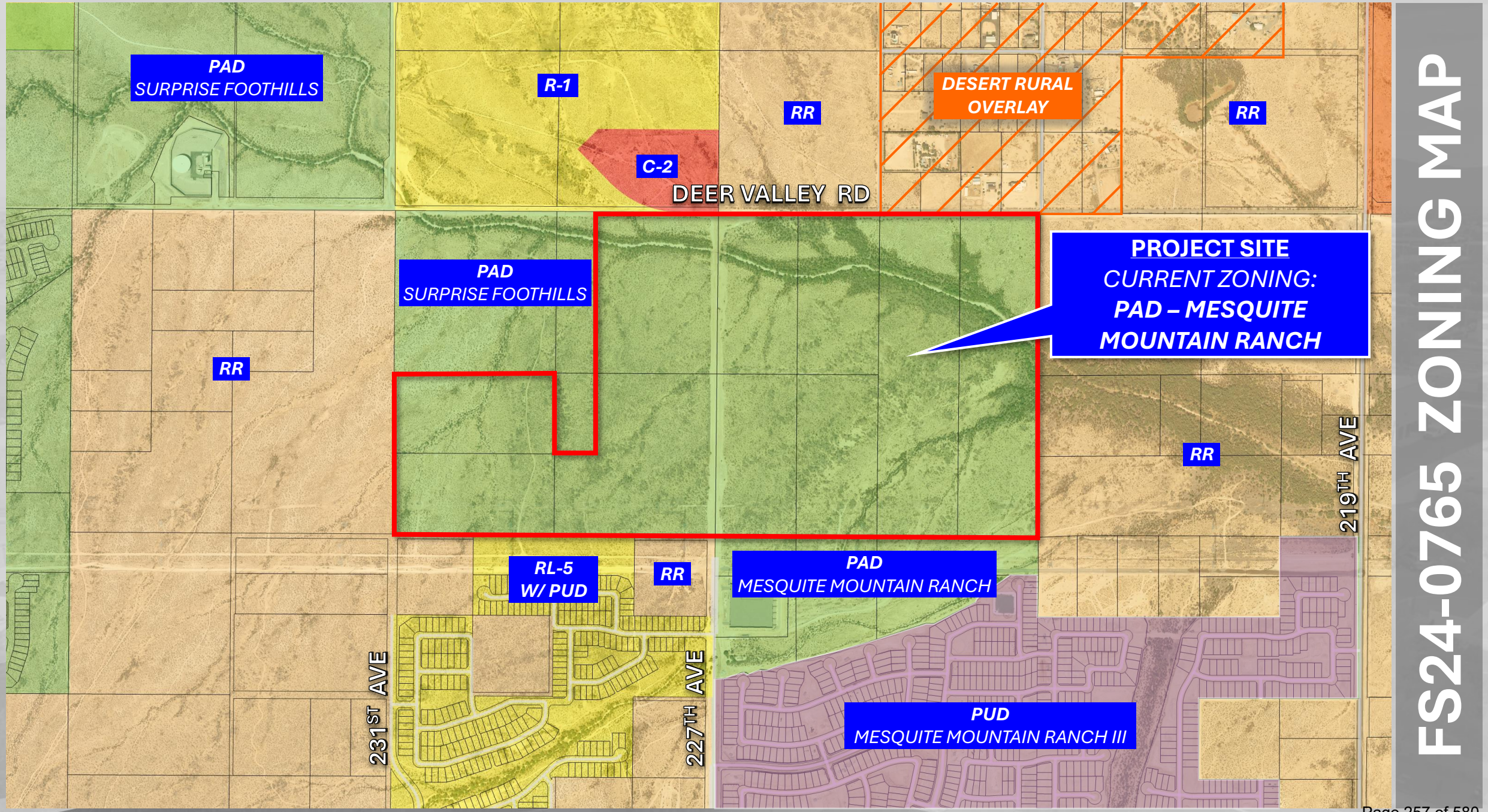
g. Parcel 4, a 216.462 acre parcel, described in Exhibit A and depicted in Exhibit B, shall be rezoned to R-2.

Attachments:

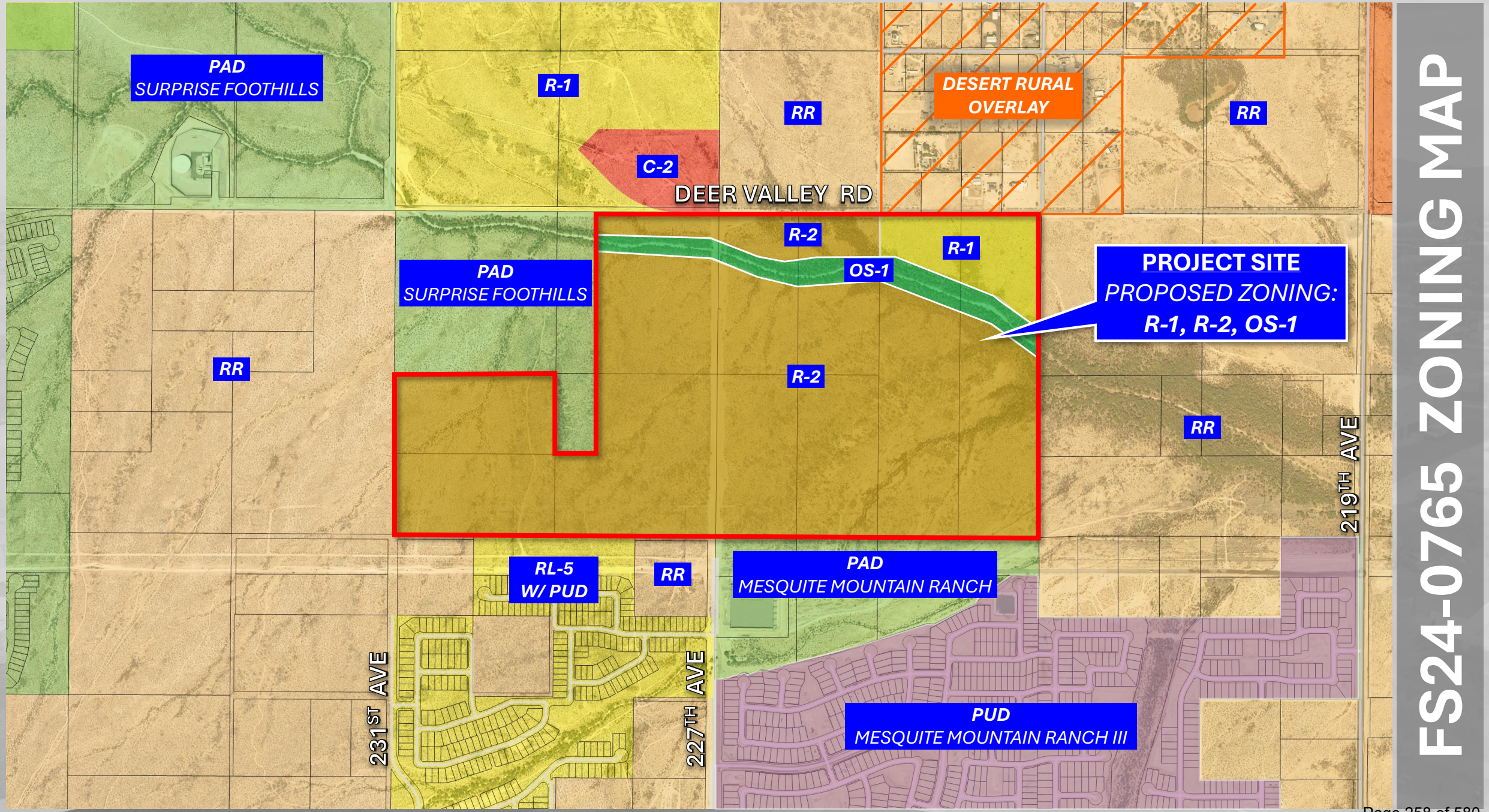
01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Rezone Narrative
05 Citizen Outreach Report – REDACTED
06 Affidavit of Posting
07 Luke AFB Letter
08 Ordinance #2026-06
09 P&Z Recommendation
PPT



FS24-0765 VICINITY MAP



FS24-0765 ZONING MAP

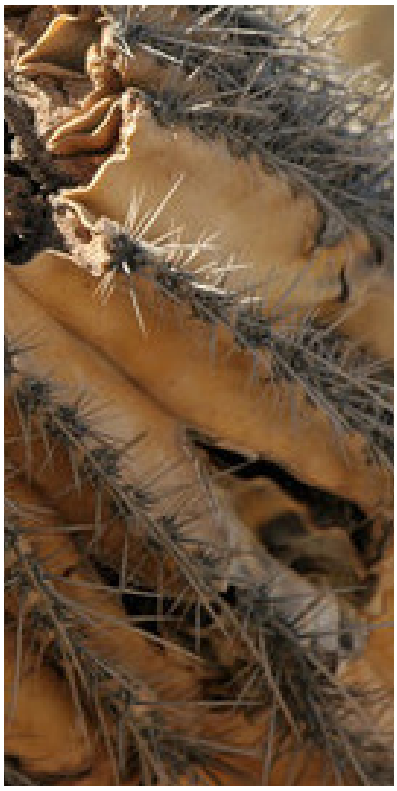


FS24-0765 ZONING MAP

MESQUITE MOUNTAIN RANCH

V

An Application to Rezone from PAD to R-1, R-2, and OS-1
FS24-0765



City of Surprise

1st Submittal: June, 2024
2nd Submittal: October, 2024
3rd Submittal: March, 2025
4th Submittal: March, 2025
5th Submittal: April, 2026

GM civil Engineering & Surveying

RVi

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1. INTRODUCTION

RVi Planning + Landscape Architecture is pleased to submit this request for a Major Rezoning of a portion of the existing Mesquite Mountain Ranch PAD from PAD District to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1) Districts.

This proposed rezoning amendment, Mesquite Mountain Ranch V (MMR V), applies to approximately 264.9 acres (the "Site") which is generally located on the south side of Deer Valley Road between 231st Avenue and 223rd Avenue. More precisely, the Site of this requested rezoning amendment includes the following parcels:

- 503-80-041, 042, (Chang Andrew C/Mary M TR)
- 503-80-007F, 007G (Rootin Tootin LLC/ETAL)
- 503-80-007H, (Jewel Investment Co)
- 503-80-007J, (Geller Earl/Joyce TR/Et Al)
- 503-80-006X, (East Evergreen Technologies LLC/Schwab Rev Tr)
- 503-80-006Y, (Snazzy Properties LLC, Et Al)
- 503-80-007D, 007E, (Nelson Gary N/Equity Trust Company/...)

1.1. Purpose of Request

This rezoning aims to accomplish the following:

1. Simplify and update the development standards and regulation of the Site by conforming to the City of Surprise Land Development Ordinance (LDO) and Planning & Engineering Design Standards (PEDS);

2. Enhance housing product diversity based on current market demand by following the R-1 and R-2 development standards of the LDO;

3. Maintain the general land uses permitted by the existing approved PAD;

4. Increase the assurance that the 5 West Wash will be preserved as open space by hard zoning it to Open Space Conservation District (OS-1), as outlined in LDO Section 106-8.2; and

5. Cap the number of residential units to 860 across the 264.9-acre property.

2. SITE ANALYSIS

2.1. Site Context and Existing Land Uses

As shown in Exhibit 1: Regional Vicinity Map, the 264.9-acre site is located less than one mile to the north of Sun Valley Parkway, in a growing area of Northwest Surprise. The Site is generally surrounded by 231st Avenue, Deer Valley Road, 223rd Avenue, and a powerline easement. The Site is undeveloped and vacant. The table below outlines the existing zoning and current land uses of the Site and surrounding properties.

Location	Zoning	Current Land Use
Site	PAD – Mesquite Mountain Ranch	Vacant Power lines
North	C-2 - Community Commercial R-2 - Medium Density Residential RR – Rural Residential	Deer Valley Road, Vacant and Large Lot Residential
East	RR – Rural Residential	Vacant
South	PAD - Mesquite Mountain Ranch PAD-Rancho Vista RR – Rural Residential	Vacant and Single Family Residential (under construction), APS substation
West	PAD - Surprise Foothills RR- Rural Residential	Vacant

2.2 Existing PAD Zoning

As shown in Exhibit 2: Existing Zoning Map, the Site is currently zoned PAD (Mesquite Mountain Ranch) which allows for Low Density Residential, Medium Density Residential, and Open Space land uses. The development standards for residential land uses and the open space consist of those approved 18 years ago as part of the original Mesquite Mountain Ranch PAD.

The remaining portion of the Mesquite Mountain Ranch PAD site, including the southern portion of the powerline easement, the APS substation, the C-3 parcel, and the southernmost wash are not part of this rezoning request and will remain as PAD zoning under the existing Mesquite Mountain Ranch IV PAD (FS22-1260) that was approved on April 16, 2024.

2.3. General Plan Designation

Figure 4.4 "Land Use Character Areas" of the City of Surprise 2040 General Plan designates the Site as Neighborhood and Open Space. Exhibit 3: Existing General Plan Land Use shows the land use designations for the Site and surrounding properties. The Neighborhood designation covers the majority of the Site and allows for a broad mix of residential zoning designations, among other supporting districts or land uses such as but not limited to commercial, offices, or civic uses. The Neighborhoods future land use designation is broken into three neighborhood character areas, Rural, Suburban, and Urban. The Suburban Character Area applies to this Site and represents the transition from rural settings and urban environments. Within this character area, medium-density residential housing types are encouraged to support housing availability for a variety of income levels across the city. The General Plan identifies a density range of 2-8 dwelling units per acre for Suburban Neighborhoods.

The Open Space land use designation includes the 5 West Wash located along the northern portion of the Site. Linear open spaces along washes are encouraged to be incorporated as a natural asset in the design of communities.

The proposed development plan is in conformance with the 2040 General Plan land use designation and character area and no General Plan amendment is required. Section 4 of this documents further summarizes how the proposed project conforms to the 2040 General Plan.

Nearby Rural Residential Overlay Designation

North of the Site is Deer Valley Parkway. A group of properties north of Deer Valley Parkway are designated as Neighborhoods with a Rural Residential Overlay (RRO).

The RRO recognizes existing rural enclaves where the City of Surprise supports the continuation of the rural lifestyle to include the ability to keep livestock and operate farm and agricultural enterprises while also allowing for compatible surrounding development.

While the Site is not designated RRO, Section 3.2 of this document summarizes how the proposed rezoning includes mitigation measures in support of the RRO goals.

2.4. School District

The Site is located within the Wickenburg-9 Elementary School District and the Wickenburg Unified School District. Within the district, Festival Hills is the closest current elementary school; it is approximately four miles from the Site. However, there are two schools planned within the Surprise Foothills property immediately to the west and north of the Site, and a third school planned within the Desert Trails development one mile to the east of the Site that will serve students from this development. Exhibit 8 includes formal correspondence from the Superintendent of the Wickenburg Unified School District supporting the relocation of the school site from Mesquite Mountain Ranch to Surprise Foothills.

2.5. Water and Sewer Service Facilities Plans

Mesquite Mountain Ranch is located within Special Planning Area 3 (SPA-3) in the City of Surprise, Arizona. SPA-3 is generally located north of Bell Road, west of Beardsley Canal, south of Grand Avenue and Central Arizona Project Aqueduct, east of 259th Avenue and encompasses approximately 59 square miles. Preliminary Water and Sewer Reports have been prepared and are included with the rezoning submittal package as a separate attachment.

2.6. Electricity

The Site is provided electricity by Arizona Public Service (APS).

2.7. Fire, Police, and Refuse Services

The Site is within the City of Surprise municipal service area and will receive fire, police, and residential refuse service from the City. Commercial uses will be responsible for securing private refuse service. The closest existing fire station is Station 303 located approximately 11 miles away. There are two planned fire stations near the Site, one within the Surprise Foothills development less than 1-mile west of the Site, and a second within the Desert Trails community 1-mile to the east.

2.8. Existing Drainage Conditions

The Site generally slopes from the southwest to the northeast. However, 5 West Wash is a major drainage corridor in this area and enters the Site along the western property line, just south of Deer Valley Road and extends across the Site to the eastern property line. A second smaller wash (Wash 4) runs along the southeast perimeter of the site near the powerline corridor and ultimately connects to the 5 West Wash east of the Site. Planned floodplain reclamation to the 5 West Wash and Wash 4 floodplains were approved via a CLOMR in 2007 – FEMA Case No.:07-09-0029R. The local offsite flows affecting the site on the west and south boundaries will be intercepted and routed around the site to historical outfall location along the north and east boundaries.

2.9. Existing Roads, Rights-of-way, and Utilities/Constraints

The Site includes and is surrounded by multiple rights-of-way or roadway alignments identified by the City of Surprise 2035 Roadway Functional Classification Plan, and utility corridors,

231st Avenue

Approximately 1,300 feet of the Site's western property line is adjacent to 231st Avenue. Today there is no dedicated ROW for this alignment within the vicinity of the Site, and the area consists of natural desert.

Deer Valley Parkway

Approximately 3,625 feet of the Site's northern property line fronts on Deer Valley Parkway. Today, between the Site's western property line to 225th Avenue, Deer Valley is a dirt road. From 225th Avenue to the eastern property line/223rd Avenue, it has been improved as a two-lane gravel road.

Beyond the Site to the east, the 2-lane gravel road continues until 219th Avenue. From 219th Avenue to North Landfill Road the alignment is unimproved and consists of dirt jeep trails. From Landfill Road to 195th Avenue it is a two-lane gravel road. It is not until 195th Avenue that Deer Valley Road is paved for one lane of traffic in each direction with turn lanes and dirt or gravel shoulders.

227th Avenue

The 227th Avenue alignment extends vertically through the center of the Site. Currently no ROW or improvements exist for 227th Avenue within the Site. Adjacent to the south of the Site, as part of Mesquite Mountain Ranch Phase 1, 227th Avenue has been improved as a paved two-lane roadway to Beardsley Road, where it heads east to 219th Avenue, then south to Sun Valley Parkway.

Dry Utilities

Several existing overhead transmission powerlines extend across the site from east to west. These lines are located within multiple easements dedicated to various governmental and utility entities.

2.10. Luke Air Force Base Compatibility Analysis

The Graduated Density Concept for Luke Air Force Base is best described as providing guidelines for dense development up to and surrounding the "high noise or accident potential zone," commonly referred to the 65 Ldn line, as defined in A.R.S. § 28-8461, which may limit future operations of the U.S.

This Graduated Density Concept proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows:

- a maximum of 2 dwelling units (du) per acre (ac) from the 65 Ldn to ½ mile,
- a maximum of 4 du/ac from ½ mile to 1 mile,
- a maximum of 6 du/ac from 1 to 3 miles, and
- graduated densities beyond 3 miles that include open spaces, light industrial/commercial and rural uses throughout the area defined by State Statute A.R.S. § 28-8461 as "territory in the vicinity of a military airport".

Based on the noise contours published by Luke AFB, the property is entirely within the 1 to 3-mile distance from the noise contours, which allows a maximum of 6.0 du/ac for the overall property. Based on this, up to 1,589 units would be permitted per the Luke GDC. See Exhibit 4: Luke Air Force Base Graduated Density.

3. PROPOSED ZONING + DEVELOPMENT PLAN

3.1. Zoning Summary

This rezoning request seeks to amend the northern portion of the Mesquite Mountain Ranch PAD to establish residential and open space zoning districts that comply with current LDO standards. The proposed zoning is very similar to the current PAD land use plan, including residential uses and open space uses in the same general location, but establishes development standards and regulations based on the current LDO. Further, this plan hard zones the 5 West Wash to ensure it will remain as permanent open space. The rezoning will also conform to the Planning & Engineering Design Standards (PEDS) of the City of Surprise.

The proposed rezoning shall cap the total number of units at 860 across the entire 264.9-acre property, while modifying the zoning to conform to the LDO and the PEDS, and providing an opportunity to blend densities throughout the property. This plan also ensures that the areas closest to the Rural Residential Overlay (RRO) have the largest lots and lowest density within the development by incorporating R-1 zoning to this portion of the property, which is an appropriate zoning transition of the next closest residential district to the Rural Residential zoning district to the north.

As shown on Exhibit 5: Proposed Zoning Map and mentioned above, the Site is proposed to be developed relatively similarly to the existing PAD land use plan with residential and open space, including the R-1 District adjacent to the RRO property, OS-1 District for the major wash corridor, and R-2 District for the remainder of the property. The Site will be accessible by 227th Avenue, 231st Avenue, and Deer Valley Road for vehicles, bicycles, and pedestrians. Natural and improved open spaces will be provided throughout the site to follow the drainage corridors and easement areas, as well as additional active and passive open spaces within each residential development parcel in accordance with the LDO and PEDs. Further details pertaining to each proposed zoning district are provided in the subsections below.

3.1.1. Residential Low-Density (R-1)

Low-Density residential (R-1) is proposed in Parcel 1 and Parcel 2 along the northern perimeter of the site, between Deer Valley Road and an existing wash. This combined 35.3-acres is planned to be developed with single-family homes and will serve as a density transition from the rural residential lots to the north. Additionally, the first row of homes developed adjacent to Deer Valley Road within Parcel 1 and Parcel 2 shall be limited to single-story homes. All land uses and development standards within Parcel 1 will be as defined in accordance with the R-1 standards of the LDO and PEDs.

3.1.2. Medium-Density Residential (R-2)

Approximately 216.5-acres of the Site are proposed to be rezoned to Medium-Density Residential (R-2) District. The R-2 District allows for a variety of housing opportunities including detached single-family dwelling as well as attached single-family dwellings such as duplexes, triplexes, and townhomes. Permitted uses and development standards will follow R-2 standards of the LDO and PEDs.

3.1.3. Open Space Conservation (OS-1)

As shown on Exhibit 5: Proposed Zoning Map, approximately 13.1 acres located within the 5 West wash are proposed to be rezoned to Open Space Conservation (OS-1) District. 4. The wash corridor encompassing Parcel 3 shall be an average of 300' wide and a minimum of 250' wide, which includes the minimum 150' average buffer along the edge of the floodway. As outlined by the LDO, the goal of this district is to conserve, protect, and enhance natural open spaces such as the natural desert landscape and washes located on this site. Rezoning this area to OS-1 assures the City that the proposed designated open space will remain undeveloped in accordance with LDO and PEDs standards.

3.2 Rural Residential Overlay (RRO) Mitigation Plan:

Shift Deer Valley Parkway South:
The applicant has agreed to shift the alignment of Deer Valley Parkway south by 42' to ensure no negative impact to the existing rural residential properties along Deer Valley Parkway. Currently, there is a 26' road north of the section line within the rural residential properties. We propose to maintain that 26' as the northern edge of the right-of-way (as opposed to the standard 68' north of the section line), shifting the roadway centerline 42 feet south. This will require the MMV developer to dedicate 110' of right-of-way south of the section line within the MMR property, minimizing the impact to the existing properties to the north.

R-1 Zoning Where Adjacent to the RRO:
While the majority of the MMR property is proposed as R-2 zoning, the portion of property immediately adjacent to the RRO property is proposed as R-1 zoning, which is a transition of only one zoning district from Rural Residential zoning. Additionally, by shifting Deer Valley Road south, and providing a minimum 15' landscape buffer along our northern perimeter, the first homes within MMR will be over 150 feet from the RRO properties.

Limited Property Access on Deer Valley Parkway: A majority of the property will be accessed from 227th Avenue and 231st Avenue, with very limited access along Deer Valley Parkway, minimizing access and intersection conflicts to the RRO property. The only portion of the property with direct access to Deer Valley Parkway is the small R-1 zoned parcel north of the 5 West Wash.

3.3. Pedestrian, Bike, and Open Space

Open spaces will be provided within and throughout each residential development as defined and required by the LDO and PEDS. As shown on Exhibit 6: Pedestrian Bike & Open Space Plan, it is anticipated at this time that three to four open

space amenity areas will be provided to meet applicable open space criteria and sufficiently serve the community. Bike lanes will be provided on arterial and collector streets, and paths for bicyclists and pedestrians will be provided throughout the community to connect residents to improved and natural open spaces. It is anticipated that a Regional Path will be provided in the 5 West Wash and a Community Path will be located within the existing utility easement. Local Paths will connect residents to the Community and Regional Paths and to the open spaces. Exact location of paths and open spaces will be determined as part of site plan review.

3.4. Transportation and Access

In discussion with the City of Surprise and in conformance with the City's 2040 General Plan, the following is a summary of the regional roadways within or adjacent to the Site (See Exhibit 7: Regional Transportation Plan) and the associated ROW dedications for half and/or full street dedications:

3.4.1 Deer Valley Parkway

Deer Valley Parkway is proposed as a major arterial road with 136-feet of ROW. As part of the development of this Site, and to mitigate impacts to the RRO properties to the north, Deer Valley Parkway will be shifted approximately 42-feet to the south and improved to accomodate two-way vehicular traffic. This will include a 110-foot ROW dedication south of the section line. In conjunction with the existing 26-feet of roadway located north of the section line, Deer Valley Parkway will ultimately be developed with 110' of ROW south of the section line and 26' of ROW north of the section line. Up to an additional 10-feet of ROW may also be dedicated on the south side to accommodate east bound right turn lanes as needed. Additional access along Deer Valley Road may be required to the east to connect to 219th Avenue. The required ROW and roadway improvements for this will be determined at the time of platting.

3.4.2 227th Avenue

227th Avenue is designated as a major arterial with 136-feet of total ROW connecting from Sun Valley Parkway running through the center of the Site to connect to and extend north beyond Deer Valley Parkway. Half street and full street ROW will be dedicated where the property is adjacent to the 227th Avenue alignment. As shown on Exhibit 6, ROW improvements will be provided south of the subject Site to connect to the existing improvements adjacent to the southern portion of Mesquite Mountain Ranch (FS18-617). These improvements will result in a paved point of access that will extend to Sun Valley Parkway. A future signal is planned for the intersection of Sun Valley Parkway and 227th Avenue. This development will have to contribute its proportionate share to the cost of the signal.

3.4.3 231st Avenue

231st Avenue is designated as a residential collector road with 80-feet of total ROW and will ultimately connect to Deer Valley Parkway. Where the Site has frontage on this alignment, the 40-foot east half street ROW and improvements will be provided.

3.4.4 Site Access + Circulation

As required by City of Surprise Transportation Planning and Traffic Engineering the developer will be responsible for submitting a Master Street Plan showing turn lanes, medians, and street widths as well as a full Master Site Plan showing the on-site traffic and pedestrian circulation, and emergency vehicle access. These documents will include two geographically separated points of vehicular access from the Site to an existing public roadway.

The developer will continue to work with staff to provide appropriate primary and secondary access to the Site with each phase of development. Primary access will be on 227th Avenue from Sun Valley Parkway to the property. Secondary geographically separated access will partially depend on project phasing, but will likely include the extension of Deer Valley Parkway from 227th Avenue east to 219th Avenue, which currently provides access to Sun Valley Parkway. Additionally, Desert Trails has the obligation to build Deer Valley Parkway from 219th Avenue to 195th Avenue with its first phase of development, ultimately connecting Deer Valley Parkway to Grand Avenue further to the east. While the MMR project does not control the timing of this extension, first phase plats have already been submitted to the City for Desert Trails, so it is likely this connection will be available at the time of MMR phase 1 development, providing additional access options from the east.

As a potential alternative, a connection to the west from 231st Avenue to Deer Valley Road via Foothills Boulevard south to Sun Valley Parkway may be provided for geographically separated secondary access. While not preferred, this provides an alternative geographically secondary access option if needed.

Since it is unknown what surrounding roadway improvements will be at the time of the development of MMR, the applicant reserves the right to explore additional alternatives to the geographically separated secondary access points, and will coordinate with City staff on an acceptable route.

3.5 Construction Sequencing and Maintenance of Traffic Exhibit

During every phase of construction of this development the developer will ensure that traffic flow will be maintained on all existing arterial and collector roadways. A detailed description of how and when this will be accomplished will be provided during the platting process along with a Construction Sequencing and Maintenance of Traffic Exhibit.

4. CONCLUSION + GENERAL PLAN CONFORMANCE

This rezoning application seeks to encourage future development consistent with the City's 2040 General Plan and City's LDO and PEDS, and includes appropriate mitigation to the RRO properties to the north.

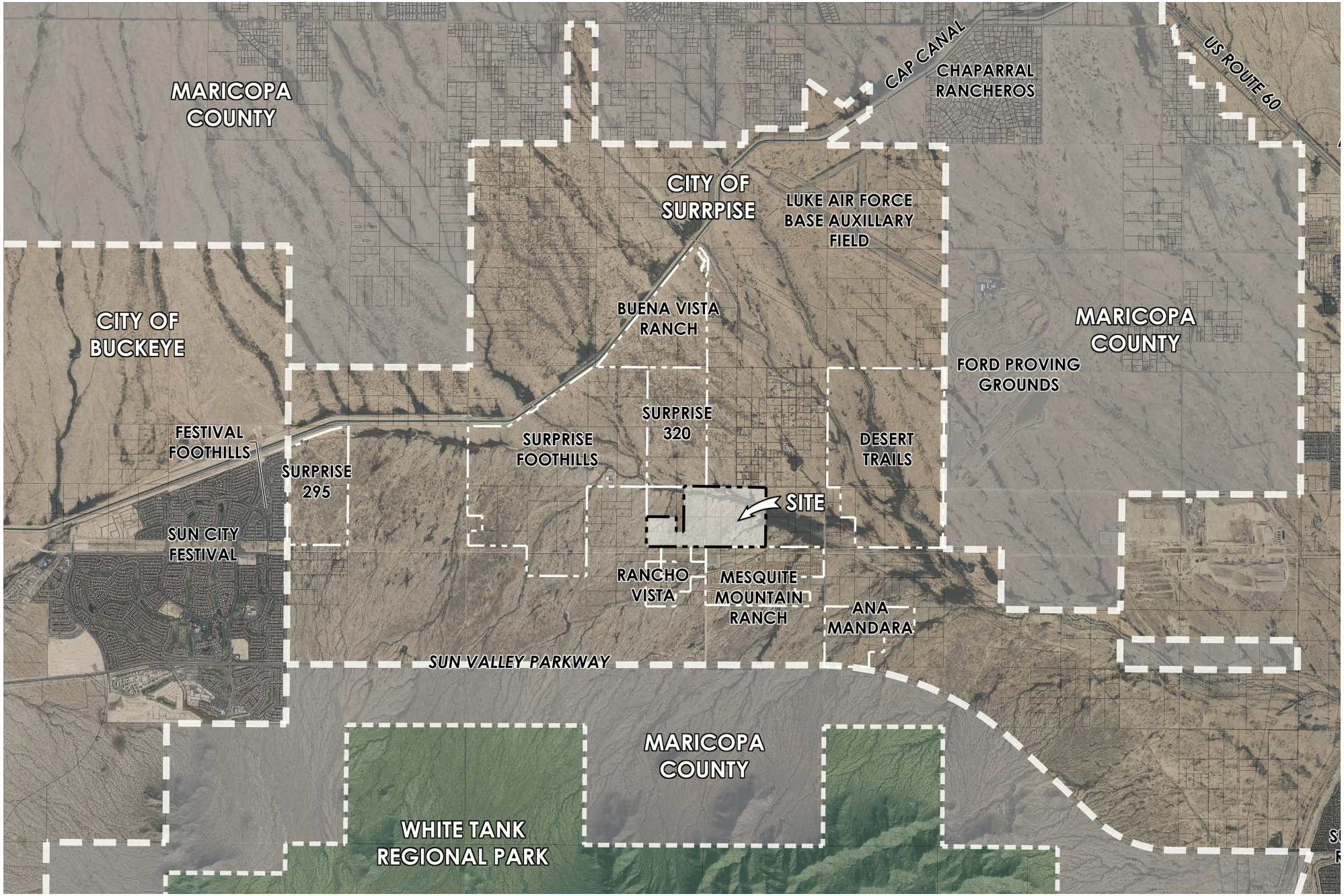
By rezoning to the R-1 District along Deer Valley Parkway the proposal provides a density transition to the Rural Residential Overlay (RRO) properties located to the north. As discussed in Section 3.4.1 of this document, Deer Valley Parkway is also proposed to shift to the south, and the first row of homes along Deer Valley Parkway shall be restricted to one-story. This proposed shift and height restriction greatly acknowledge the RRO properties to the north and will protect the RRO residents from the future noise and views of Deer Valley Parkway. These components of the proposed rezoning support the 2040 General Plan goals to support the continuation of rural communities located in the RRO and maintain the rural lifestyle choice.

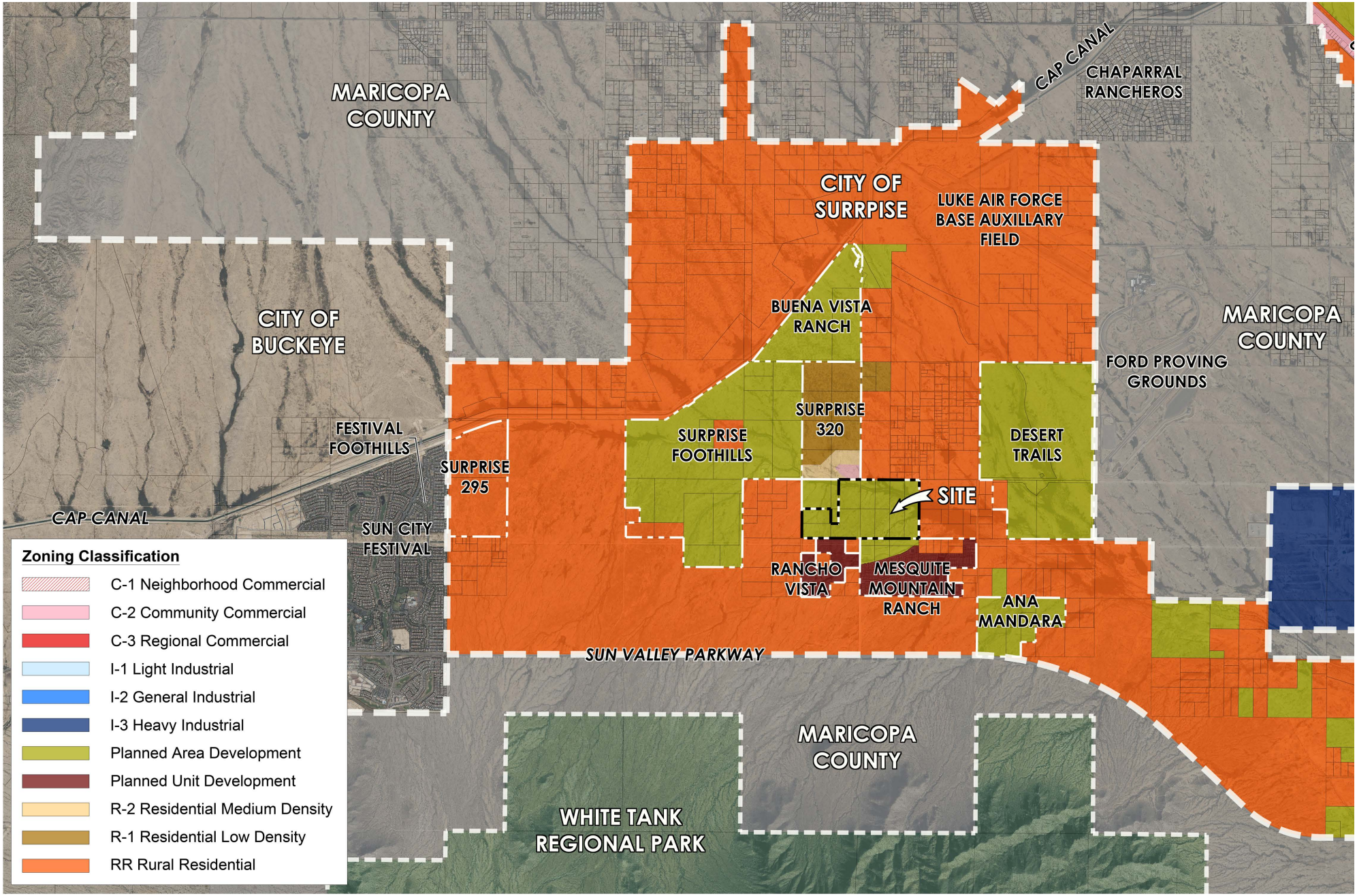
The majority of the Site is proposed to be rezoned to the R-2 District. As guided for by the 2040 General Plan Suburban Neighborhood Character Area, the R-2 District allows for a diverse variety of medium density attached or detached single-family homes that fall within a density range of 2-8 dwelling units per acre, without any increase in unit count or density from what is already approved within the Mesquite Mountain Ranch PAD.

As further called for by the Open Space Character Area of the 2040 General Plan, the 5 West Wash will be protected with hard OS-1 zoning, ensuring it is maintained as permanent open space through zoning regulations. Additional active and passive open spaces will also be provided in accordance with current LDO requirements.

The regional transportation network will be enhanced in this area as the property is developed, ensuring multiple access and connection points for efficient circulation as this area of Surprise continues to develop.

The proposed project evaluated all the existing and proposed conditions of the site and surrounding area to ensure compatibility while establishing an appropriate land use plan to meet the demands of this growing area of Surprise.


MARICOPA COUNTY
CAP CANAL
CHAPARRAL RANCHEROS
US ROUTE 60
CITY OF SURRPISE
LUKE AIR FORCE BASE AUXILLARY FIELD
CITY OF BUCKEYE
BUENA VISTA RANCH
MARICOPA COUNTY
FORD PROVING GROUNDS
FESTIVAL FOOTHILLS
SURPRISE 295
SURPRISE FOOTHILLS
SURPRISE 320
DESERT TRAILS
SITE
SUN CITY FESTIVAL
RANCHO VISTA
MESQUITE MOUNTAIN RANCH
ANA MANDARA
SUN VALLEY PARKWAY
MARICOPA COUNTY
WHITE TANK REGIONAL PARK


MARICOPA COUNTY
CAP CANAL
CHAPARRAL RANCHEROS
CITY OF SURRPISE
LUKE AIR FORCE BASE AUXILLARY FIELD
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BUENA VISTA RANCH
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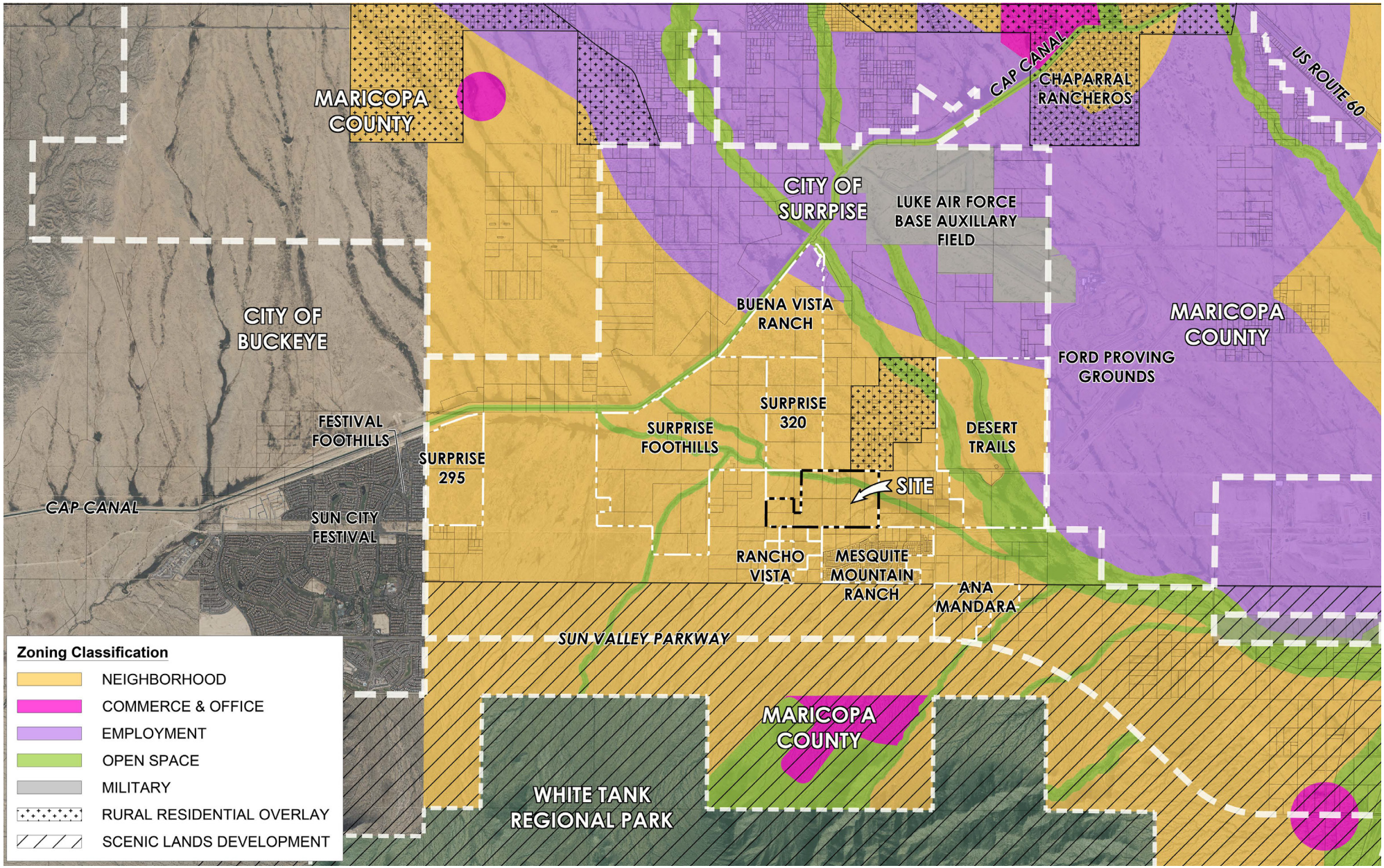
RANCHO VISTA
MESQUITE MOUNTAIN RANCH
ANA MANDARA
SUN VALLEY PARKWAY
MARICOPA COUNTY
WHITE TANK REGIONAL PARK
Zoning Classification
C-1 Neighborhood Commercial
C-2 Community Commercial
C-3 Regional Commercial
I-1 Light Industrial
I-2 General Industrial
I-3 Heavy Industrial
Planned Area Development
Planned Unit Development
R-2 Residential Medium Density
R-1 Residential Low Density
RR Rural Residential


MARICOPA COUNTY
CAP CANAL
CHAPARRAL RANCHEROS
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CITY OF SURRPISE
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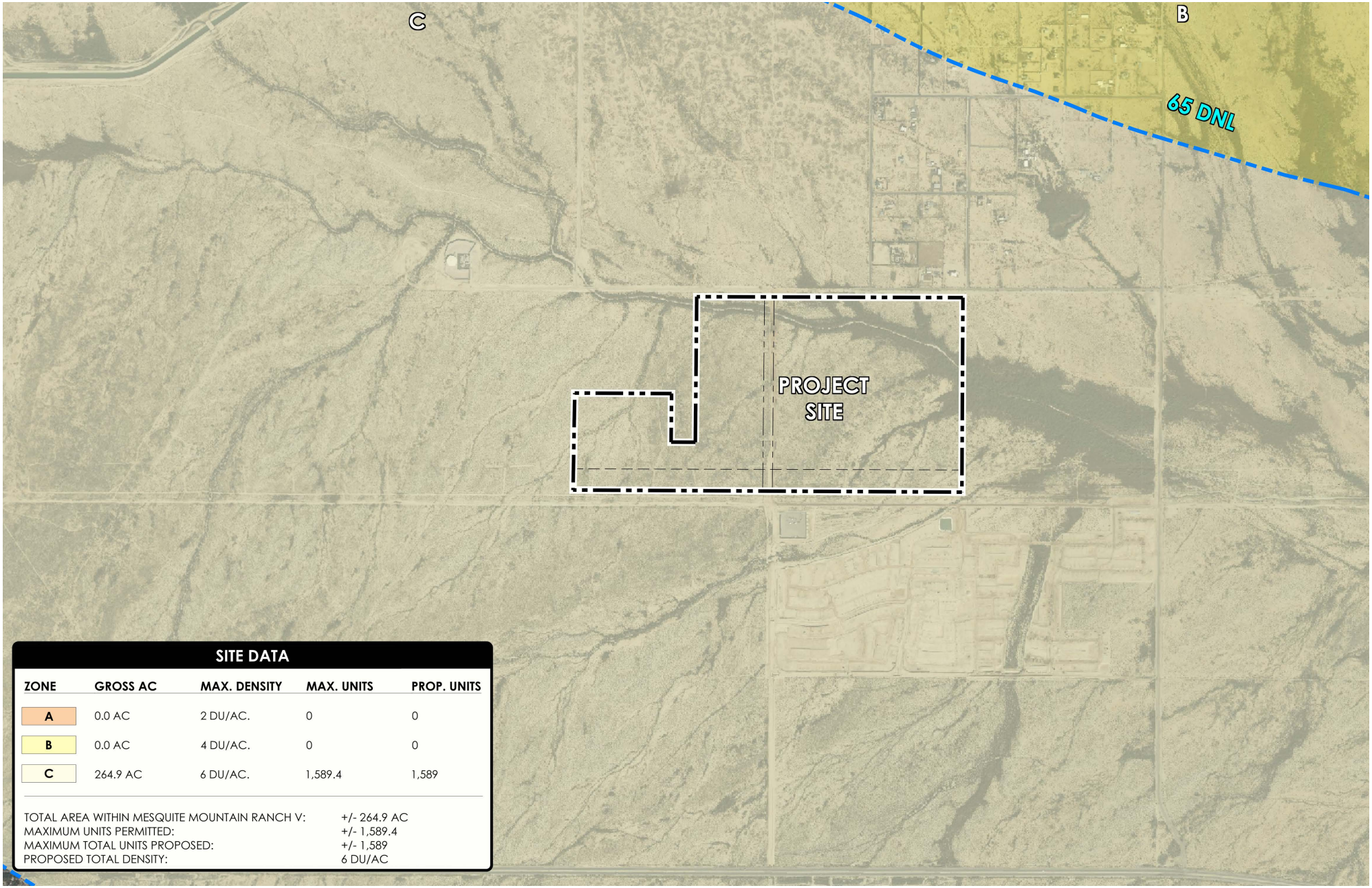
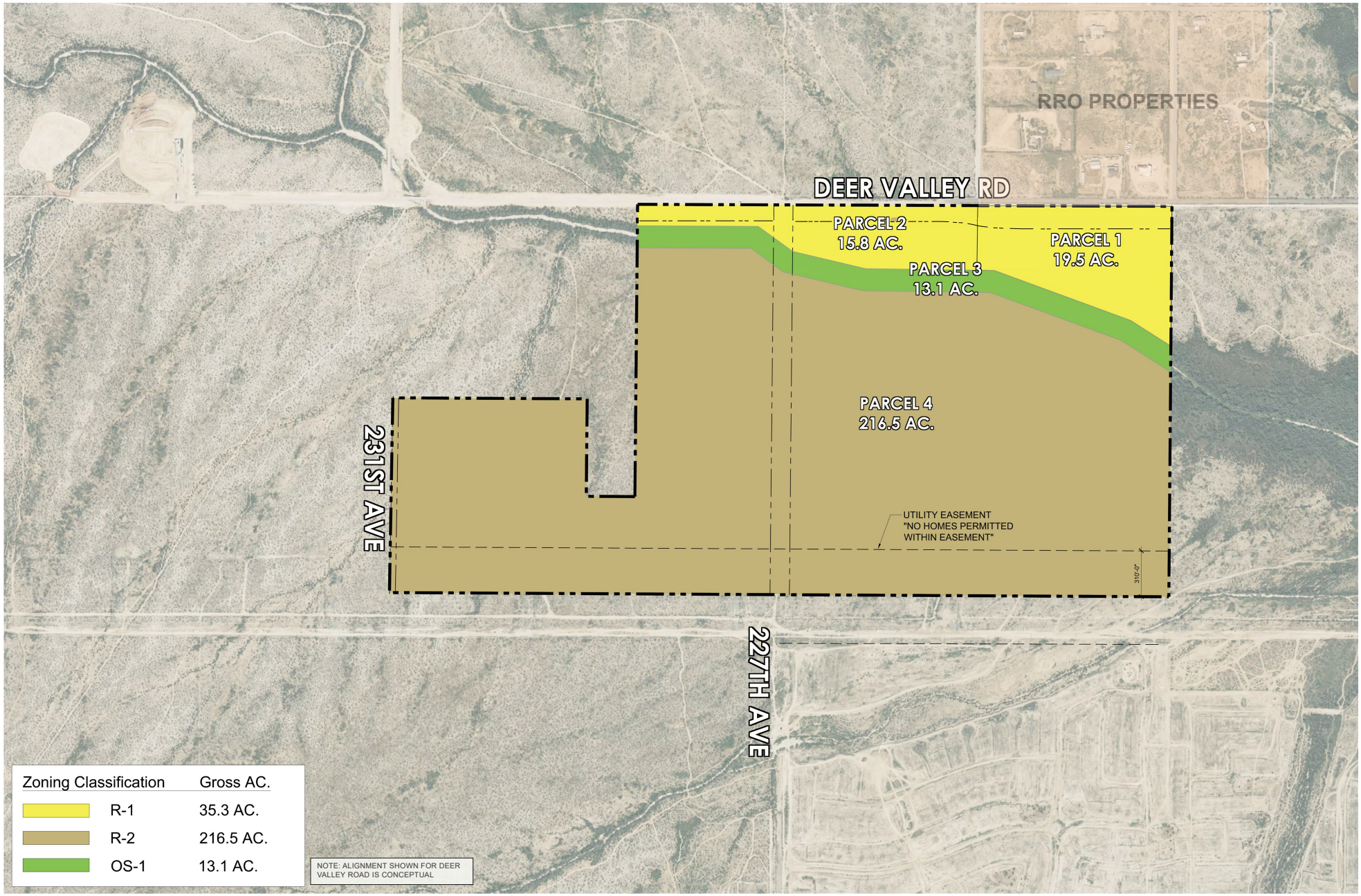
RANCHO VISTA
MESQUITE MOUNTAIN RANCH
ANA MANDARA
SUN VALLEY PARKWAY
MARICOPA COUNTY
WHITE TANK REGIONAL PARK
Zoning Classification
NEIGHBORHOOD
COMMERCE & OFFICE
EMPLOYMENT
OPEN SPACE
MILITARY
RURAL RESIDENTIAL OVERLAY
SCENIC LANDS DEVELOPMENT

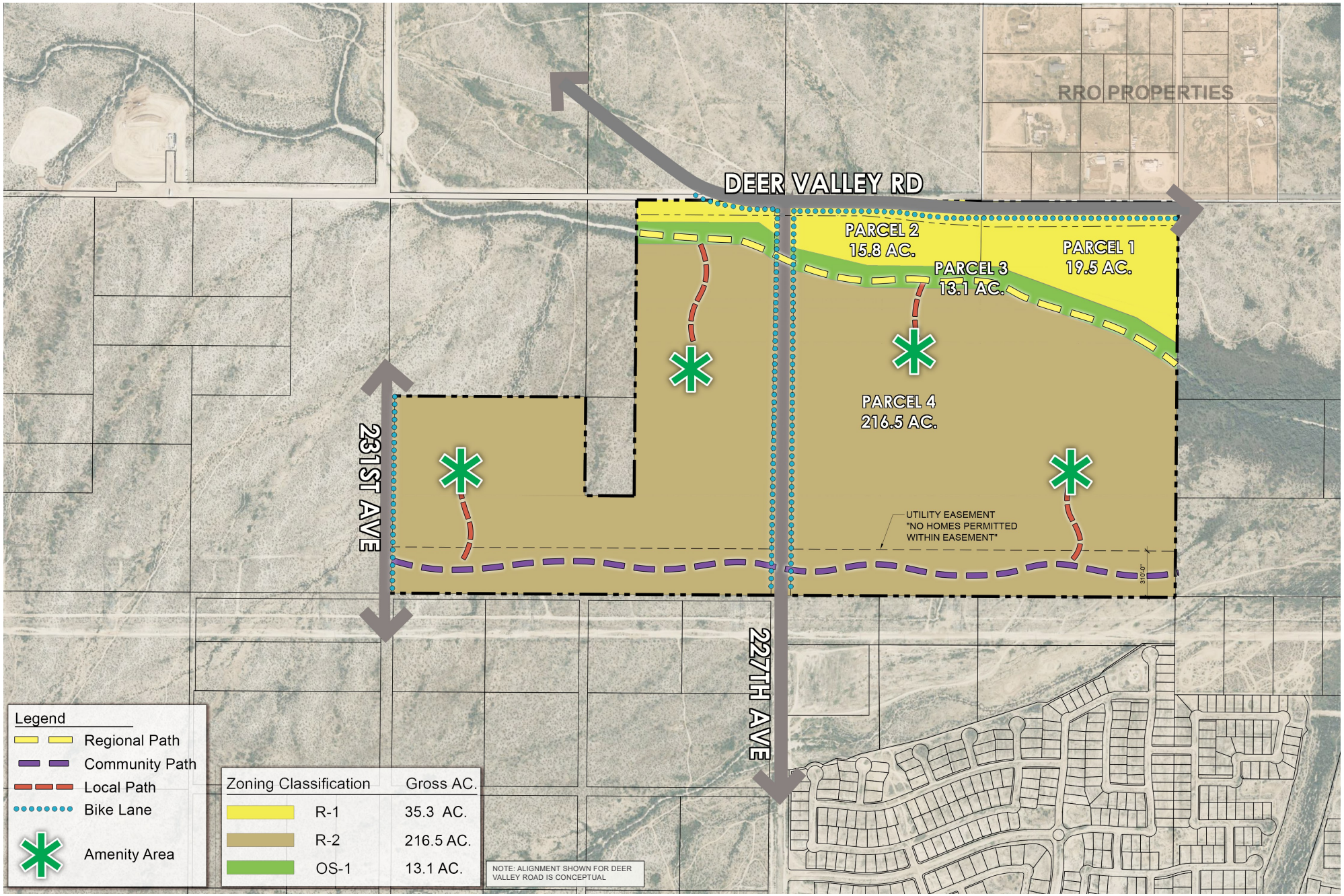


SITE DATA

ZONE	GROSS AC	MAX. DENSITY	MAX. UNITS	PROP. UNITS
A	0.0 AC	2 DU/AC.	0	0
B	0.0 AC	4 DU/AC.	0	0
C	264.9 AC	6 DU/AC.	1,589.4	1,589

TOTAL AREA WITHIN MESQUITE MOUNTAIN RANCH V:	+/- 264.9 AC
MAXIMUM UNITS PERMITTED:	+/- 1,589.4
MAXIMUM TOTAL UNITS PROPOSED:	+/- 1,589
PROPOSED TOTAL DENSITY:	6 DU/AC


RRO PROPERTIES
DEER VALLEY RD
PARCEL 2
15.8 AC.
PARCEL 1
19.5 AC.
PARCEL 3
13.1 AC.
PARCEL 4
216.5 AC.
231ST AVE
227TH AVE
UTILITY EASEMENT
"NO HOMES PERMITTED
WITHIN EASEMENT"
310'-0"
Zoning Classification
Gross AC.
R-1
35.3 AC.
R-2
216.5 AC.
OS-1
13.1 AC.
NOTE: ALIGNMENT SHOWN FOR DEER VALLEY ROAD IS CONCEPTUAL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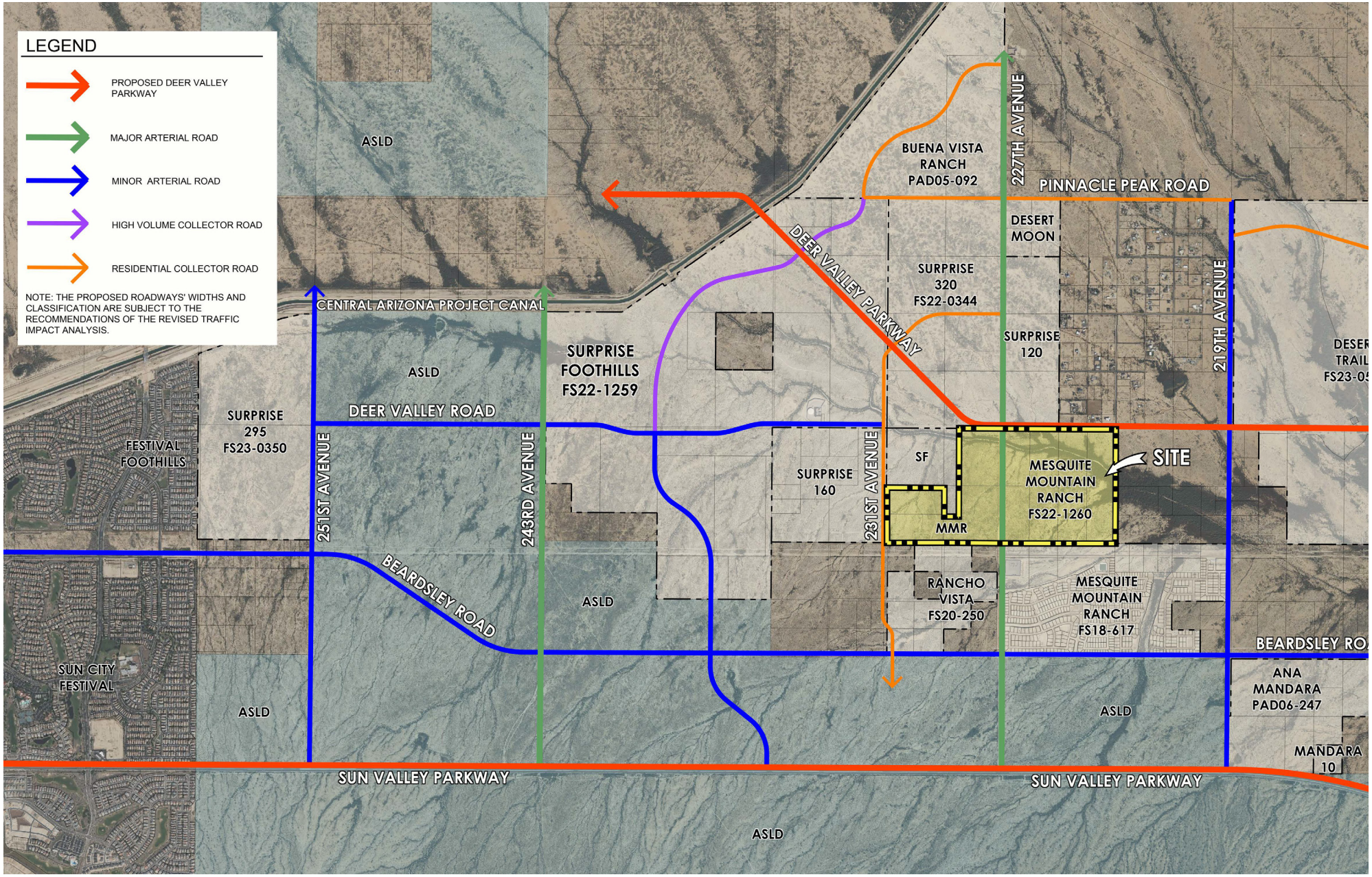
216.5 AC.
231ST AVE
227TH AVE
UTILITY EASEMENT
"NO HOMES PERMITTED
WITHIN EASEMENT"
Legend
Regional Path
Community Path
Local Path
Bike Lane
Amenity Area
Zoning Classification
Gross AC.
R-1
35.3 AC.
R-2
216.5 AC.
OS-1
13.1 AC.
NOTE: ALIGNMENT SHOWN FOR DEER VALLEY ROAD IS CONCEPTUAL


LEGEND
PROPOSED DEER VALLEY PARKWAY
MAJOR ARTERIAL ROAD
MINOR ARTERIAL ROAD
HIGH VOLUME COLLECTOR ROAD
RESIDENTIAL COLLECTOR ROAD
NOTE: THE PROPOSED ROADWAYS' WIDTHS AND CLASSIFICATION ARE SUBJECT TO THE RECOMMENDATIONS OF THE REVISED TRAFFIC IMPACT ANALYSIS.
ASLD
BUENA VISTA RANCH PAD05-092
227TH AVENUE
PINNACLE PEAK ROAD
DESERT MOON
DEER VALLEY PARKWAY
SURPRISE 320 FS22-0344
SURPRISE 120
219TH AVENUE
CENTRAL ARIZONA PROJECT CANAL
SURPRISE FOOTHILLS FS22-1259
DEER VALLEY ROAD
SURPRISE 295 FS23-0350
FESTIVAL FOOTHILLS
251ST AVENUE
243RD AVENUE
SURPRISE 160
231ST AVENUE
SF
MESQUITE MOUNTAIN RANCH FS22-1260
SITE
MMR
BEARDSLEY ROAD
RANCHO VISTA FS20-250
MESQUITE MOUNTAIN RANCH FS18-617
SUN CITY FESTIVAL
ANA MANDARA PAD06-247
MANDARA 10
SUN VALLEY PARKWAY
SUN VALLEY PARKWAY

Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5348
www.wickenburgschools.org

January 25, 2024

Mark Reddie
RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251

Dear Mr. Reddie,

This letter is to confirm that the Wickenburg Unified School District has reviewed and supports the updated Surprise Foothills Planned Area Development proposal.

The plan includes two (2) elementary school sites with one in Phase I of the project and the second to be included in a later phase. The first school site is adequate in size and location. The updated PAD provides the opportunity for the developer to work with the Wickenburg Unified School District on the location of the second school

Thank you for the opportunity to provide input into the preliminary plan, including the location of the school sites. We strongly believe that the best way to plan for future schools is to work closely with the developers in the beginning stages of the project, which you have allowed.

We wish you the best in this project and look forward to working with you.

Best Regards,

Barbara J. Remondini

Barbara J. Remondini, Ph.D.
Superintendent

Every Child has Hope, Every Student is a Graduate, Every Graduate has a Dream

Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5348
www.wickenburgschools.org

September 4, 2024

Mark Reddie
RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251

Dear Mr. Reddie,

This letter is to confirm that the Wickenburg Unified School District has reviewed and supports the updated Mesquite Mountain Ranch Planned Area Development proposal.

The plan includes the removal of the previously designated elementary school site. Working with the developer of both Mesquite Mountain Ranch and the adjacent Surprise Foothills development, an additional school site has been identified and agreed upon to be placed in Surprise Foothills. With the additional school site in Surprise Foothills, the needs of future students in the general area will be met.

Thank you for the opportunity to provide input into the preliminary plan, including the relocation of the school site. We strongly believe that the best way to plan for future schools is to work closely with the developers in the beginning stages of the project, which you have allowed.

We wish you the best in this project and look forward to working with you.

Best Regards,

Barbara J. Remondini

Barbara J. Remondini, Ph.D.
Superintendent

Every Child has Hope, Every Student is a Graduate, Every Graduate has a Dream

CITIZEN PARTICIPATION REPORT

Mesquite Mountain Ranch V

Surprise, AZ
10/22/2024
FS24-0765

Introduction

Every development application in the City of Surprise that requires a public hearing shall be accompanied by a Citizen Participation Report designed to detail the results of their citizen participation effort prior to the notice of public hearing. The following sections document the neighborhood meeting that was held for Rezoning Case #FS24-0765 - Mesquite Mountain Ranch V, the related notification efforts, the information provided by the applicant, and the input received from the residents.

FS24-0765 is a proposed rezoning from the existing PAD District to R-1, R-2 and OS-1.

Public Outreach & Notification

An in-person neighborhood meeting was held on October 16, 2024. Notices were mailed to residents and neighborhood associations fifteen (15) days prior to the meeting by the City of Surprise using a mailing list generated by the City of Surprise for the following date and location.

October 16, 2024 Meeting

6:00 PM
Willow Canyon Highschool Cafeteria
17901 Lundberg Street
Surprise, AZ 85387

Two notification signs were posted as required by the City of Surprise, one along Deer Valley Road and another along 227th Avenue, adjacent to the Site. See *Exhibit A: Sign Locations* and *Exhibit B: Sign Posting Affidavit and Images*

Summary of January 18th In-Person Neighborhood Meeting

The in-person neighborhood meeting was held at Willow Canyon High School. At approximately 5:45 residents started to arrive to the meeting. The applicant started the presentation at 6:04 PM and concluded at approximately 6:40 PM. Five residents attended the meeting, two individuals from RVi Planning + Landscape Architecture with the applicant team, and three representatives from the City of Surprise Planning Department, but not everyone chose to sign in, see *Exhibit C: October 16th, 2024 In-Person Meeting Sign-In Sheet (Redacted).* The applicant team received input from one resident via email about the proposed rezoning; see *Exhibit D: Correspondence.*

Mark Reddie with the applicant team introduced and walked through the specifics of the project using printed 24”x 36” color exhibits. Upon conclusion of the formal presentation, the applicant answered questions from the attendees.

The applicant summarized the proposal and included the main talking points:

- Requesting to rezone from PAD to Zoning Districts established by the LDO to follow current development standards and achieve the same number of units, approx. 735 units.
- R-1 is proposed adjacent to RR Overlay properties. R-1 is the least dense residential district.

- City recommends one zoning district increase adjacent to RR, so remainder of site is proposed to be R-2 and OS-1. The OS-1 District will cover the wash areas.
- Current lotting drafts are producing approx. 720 units.
- A new Comprehensive Plan was recently adopted. Site is adjacent to RR Overlay to the north.
- To respect the RRO properties to the north of the site, this project proposes to realign Deer Valley Road by shifting the ROW south by 42' so it has no impact on the RRO properties. The current road used by the RRO properties is 26' north of the section line, so the remaining 110' of require ROW (136' total) will be dedicated south of the section line. To the west and east of the RRO properties, the ROW will realign with the section line.
- Primary access to the Site will be from 227th Avenue. Second point of access is required by City. The location will either be Deer Valley to 219th or 231st to Deer Valley Road down to Surprise Foothills. The second access point location is still to be determined.
- There are 3 Fire stations are planned around the site, in Desert Trails, Surprise Foothills, and Ana Mandara.
- It is anticipated that the Council hearing may be in December.

After the presentation, the applicant responded to questions and comments from the attendees. Below is a summary of the questions asked by residents in bold followed by the response provided by the applicant:

1. **What is happening to Deer Valley Road?**
   Applicant: Deer Valley Road will be shifting to the south away from the RRO properties. They City requires 136' of ROW for Deer Valley Road. The ROW will extend 110- feet to the south of the section line and it is anticipated that the northern ROW line will remain at the northern edge of the existing +/- 26-foot-wide roadway.

   Typically, the City will center the ROW on the section line which would result in 68' of ROW being needed from the north side of the section line. The proposed shift of Deer Valley Road reduces the amount of ROW needed north of the section line by 42'.

2. **How many lanes will Deer Valley be?**
   The City of Surprise long range plans identify it as a Major Arterial, so it will eventually be 6 lanes, but we don't anticipate all 6 lanes being required at the development of this project. We anticipate about three lanes being required initially, one in each direction and one center turn lane.

3. **How will it be accessed?**
   The City requires two points of access. Primary access to the Site will be from 227th Avenue. Second point of access is required by City. The location will either be Deer Valley to 219th or 231st to Deer Valley Road down to Surprise Foothills. The second access point location is still to be determined.

4. **Resident Comment: We prefer not to dump traffic to Deer Valley.**

5. **Resident Comment: Thank you for the deviation to Deer Valley Road and listing to us in the Rural Area.**

6. **Why isn't Sun Valley Parkway 6 lanes and Deer Valley 4 lanes?**
   Response from Planning Director: The long term plan is for Sun Valley Parkway to be 8 lanes.

7. **What will block noise of cars to the RRO properties when Deer Valley is 6 lanes?**
   Response from Planning Director: Walls and landscaping adjacent to public roadways are the responsibility of the property owner adjacent to the ROW. Screen walls and landscaping can be provided if the RRO properties redevelop or request to add walls and/or landscaping to their property north of the ROW.

8. **A wall on the north side of the road?**
   Response from Planning Director: There may potentially not be a wall since the properties to the north are already developed, unless the northern properties opted to build a wall themselves.

9. **When Deer Valley grows to 6 lanes, where is the extra land coming from?**
   That will all fit within the 136' wide ROW, we have to dedicate land now for the full build out. The 6-lane road is a long way out.
   Planning Direct Added: Deer Valley will only expand to 6-lanes if development and trip generation calls for it to happen.

10. **How many units per acres is R-1?**
    The LDO doesn't measure by density it measures by lot sizes, its approx. 3-3.5 units per acre.

11. **What is R-2 density?**
    R-2 can reach about 4 + units per acre. Builders like a variety of lot sizes to attract different markets, so the density varies.

12. **The power line is in an easement?**
    Yes, they are in an easement, there won't be any homes built in that area.

13. **Where will they get water from?**
    The site is part of the Surprise Foothills water campus, and water has already been allocated for these units.

14. **Sewer capacity?**
    The sewer capacity is available; the applicant is working through purchasing the capacity.

15. **Are there plans to make the RRO properties attach to City water and sewer?**
    Planning Director Response: no, there are no plans.

16. **Is there a distance before 219th Avenue that the Deer Valley will need to be straight?**
    Planning Director Response: Yes, but we don't know that length off hand.
    Applicant Response: It may be about 300 feet prior to 219th Avenue.

17. **How do we find out exactly what the alignment will be?**
    It will be designed at the time of pre-plat. The city is requiring zoning approvals to execute development agreements. After zoning is pretty much ready to go, we will begin negotiating with the City through a development agreement regarding secondary access and ROW improvements. Once we get to platting, we would have to design the alignment. It won't take property from you, it won't be moving in your direction.

18. **What about the properties to the east?**
    Lloyd: If the neighboring east property wants to develop, the City will ask for the same ROW.
    Mark: If we want to develop our site and our second point of access is to the east, we may need to acquire some land from the neighboring properties to the east for the partial street ROW.

Exhibit A: Sign Locations

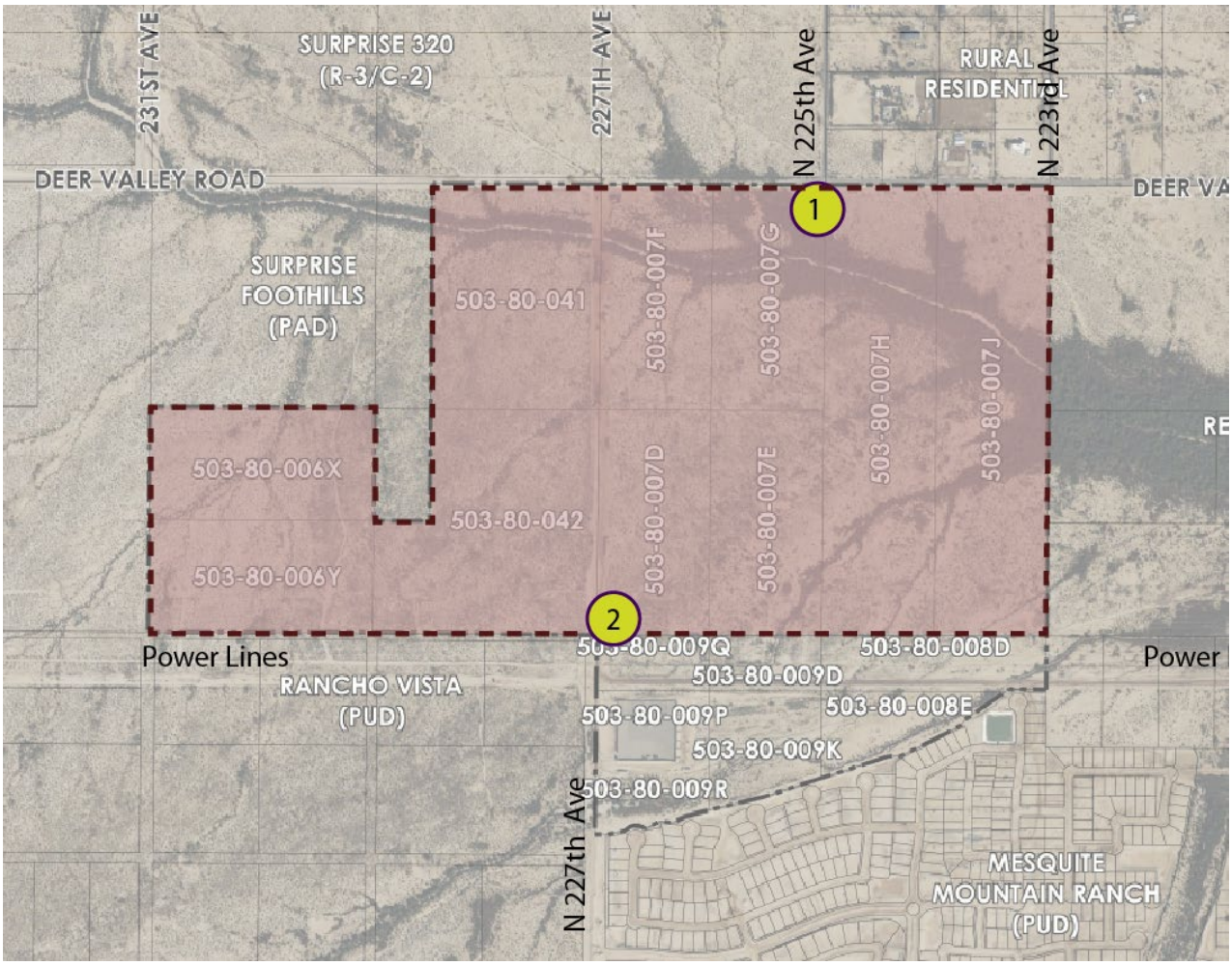


Exhibit B:
Sign-Posting Affidavit and Images

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-0765

Applicant Name: RVi

Location: SWC 225th Ave and Deer Valley Pkwy

Date Site Posted: 09/30/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

9/30/24
Date

This instrument was acknowledged before me on 09/30/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONARD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: October 16, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School Cafeteria
17901 W. Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374
Surprise Case #: FS24-0765
Rezoning from the Mesquite Mountain Ranch PAD to R-1, R-2, and OS-1.
The proposed rezoning updates the land use plan and roadway network, and updates development standards to reflects the applicable development standards of the City of Surprise Land Development Ordinance.
For More Info: 623-222-3011
www.surpriseaz.gov
September 30, 2024 at 11:08 AM
+33.682402,-112.543293
W Deer Valley Rd
Surprise AZ 85387
United States
Maps

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September 30, 2024 at 11:01 AM
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Surprise AZ 85387
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Time: 6:00 P.M.
Location: Council Chambers 16000 Civic Center Plaza Surprise, AZ 85374
Surprise Case #: FS24-0765
Rezoning from the Mesquite Mountain Ranch PAD to R-1, R-2, and OS-1. The proposed rezoning updates the land use plan and roadway network, and updates development standards to reflects the applicable development standards of the City of Surprise Land Development Ordinance.
For More Info: 623-222-3011
www.surpriseaz.gov
September 30, 2024 at 11:08 AM
+33.682402,-112.543293
W Deer Valley Rd
Surprise AZ 85387
United States
Maps

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: October 16, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School Cafeteria 17901 W. Lundberg St. Surprise, AZ 85388
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers 16000 Civic Center Plaza Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers 16000 Civic Center Plaza Surprise, AZ 85374
Surprise Case #: FS24-0765
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For More Info: 623-222-3011
www.surpriseaz.gov
September 30, 2024 at 11:02 AM
+33.675313,-112.547495
Surprise AZ 85387
United States
Maps

Exhibit C:
October 16th 2024 Neighborhood Meeting Sign-In Sheet (Redacted)

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

Exhibit D: Correspondence

From: Lisa [redacted]
Sent: Monday, October 14, 2024 8:21 AM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: Re: Request for Consideration Regarding Access and Transfer of Development Rights

Good Morning Mark,

Thank you for replying and forwarding my email. I look forward to hearing from you. I appreciate your help and time.

Have a blessed week

Here to serve,
Lisa Padilla
[redacted]

In God's hands and only His plans
Lisa Padilla

"We have to look with the heart. What's most important is invisible"

On Mon, Oct 14, 2024 at 7:57 AM Mark Reddie <mreddie@rviplanning.com> wrote:

> Good morning Lisa, thanks for your e-mail. We are processing a zoning amendment to the current PAD zoning, but we do not have any pending development plans for the east half of the property yet (the portion adjacent to your property). At this time, we are only planning to amend the zoning for the area that is already zoned as part of Mesquite Mountain Ranch.
>
> I will forward your e-mail to my client to discuss further, and will follow up once I hear back from them. Thanks and I will be in touch.
>
> **Mark Reddie**
> Managing Principal / Vice President
>
> RVi Planning + Landscape Architecture
> 4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
> 602.292.1685 Mobile • 480.586.2349 Direct • 480.994.0994 Main
> www.rviplanning.com
>
> ---
>
> **From:** Lisa [redacted]
> **Sent:** Thursday, October 10, 2024 12:08 PM
> **To:** Mark Reddie <mreddie@rviplanning.com>
> **Subject:** Request for Consideration Regarding Access and Transfer of Development Rights
>
> Hi Mark,
>
> I hope this message finds you well. I understand that you are in the planning stages of the Mesquite Mountain Ranch project (Case #FS24-0765), which is adjacent to my property, Lot #503-80-010-Z, and currently landlocked. I would appreciate it if you could ensure that access to my property is not blocked where our lands border, as it is the only feasible exit point from my land.
>
> Additionally, I would like to explore the possibility of a transfer of development rights (TDR) concerning 3 to 5 acres of my land, which include the wash. This idea was suggested to me by Robert Kuhfuss from the City of Surprise. I believe this could be mutually beneficial, and I am open to further discussions if it aligns with your development plans.
>
> Thank you for your consideration, and I look forward to discussing these points further.
>
> Best regards,
>
> Lisa Padilla

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-0765

Applicant Name: RVi

Location: SWC 225th Ave and Deer Valley Pkwy

Date Site Posted: 02/10/26

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett — February 10, 2026

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 02/10/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 671441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

*Return completed and notarized **affidavit** and all relevant **photo**s to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: October 16, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School Cafeteria
17901 W. Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: February 5, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374
City Council
Date: March 3, 2026
Time: 5:00 P.M.
Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374
Surprise Case #: FS24-0765
Rezoning from the Mesquite Mountain Ranch PAD to R-1, R-2, and OS-1.
The proposed rezoning updates the land use plan and roadway network, and updates development standards to reflects the applicable development standards of the City of Surprise Land Development Ordinance.
For More Info: 623-222-3011
www.surpriseaz.gov
Maps
February 10, 2026 at 10:07 AM
+33.682332, -112.543241
22301–22499 W Deer Valley Rd
Surprise AZ 85387

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: October 16, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School Cafeteria
17901 W. Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: February 5, 2026
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For More Info: 623-222-3011
www.surpriseaz.gov
February 10, 2026 at 10:05 AM
+33.682343,-112.543267
W Deer Valley Rd
Surprise AZ 85387
Maps

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: October 16, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School Cafeteria
17901 W. Lundberg St.
Surprise, AZ 85388
Planning & Zoning
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Date: March 3, 2026
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The proposed rezoning updates the land use plan and roadway network, and updates development standards to reflects the applicable development standards of the City of Surprise Land Development Ordinance.
For More Info: 623-222-3011
www.surpriseaz.gov
February 10, 2026 at 10:01 AM
+33.675332,-112.547457
Surprise AZ 85387

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: October 16, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School Cafeteria
17901 W. Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: February 5, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374
City Council
Date: March 3, 2026
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Surprise, AZ 85374
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For More Info: 623-222-3011
www.surpriseaz.gov
Maps
February 10, 2026 at 10:00 AM
+33.675332, -112.547457
Surprise AZ 85387

Tanner Wessel

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, November 11, 2024 3:02 PM
To: Alyssa Lester
Cc: 56 FW/CIT Community Initiative; BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE
Subject: RE: FS24-0765 Mesquite Mountain Ranch V

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good Day Ms. Lester,

Thank you for the opportunity to provide comments on the Mesquite Mountain Ranch V Rezone. The site is approximately 264-acres and is comprised of multiple parcels under multiple ownerships. The overall site is located generally south of Deer Valley Road and east of 231st Avenue in Surprise, AZ. The site is approximately 1.5-3.0 miles outside the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of a maximum of 1,589 units meets the GDC and the overall PAD will not exceed 6 du/ac.

The project, as described, *will not have a negative impact on Luke AFB flight operations*. Although the site will be located outside the "territory in the vicinity of a military airport," it may be subjected to approximately 170 over flights per day based on the proximity to Aux-1. We also recommend a strong notification program on the part of the applicant to inform any potential residents about Luke AFB operations.

Respectfully,

Mark James
Interim Director
56 FW Community Initiatives Team
Luke AFB, Arizona
623-856-6175

From: Alyssa Lester <Alyssa.Lester@Surpriseaz.gov>
Sent: Wednesday, October 30, 2024 2:02 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Fahmida Maula <Fahmida.Maula@Maricopa.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez -

Beardsley Water Company <managefnm365@aol.com>; Kaitlin Mckibben (FCD) <kaitlin.mckibben@maricopa.gov>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Michael Norris <Michael.Norris@Maricopa.Gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Tasha Aldeguer (FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS24-0765 Mesquite Mountain Ranch V

Good afternoon,

Attached please find the **application**, **and narrative** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Alyssa Lester
Design Review Project Coordinator
Community Development Department
16000 N Civic Center Plaza Surprise, AZ 85374
City of Surprise | (623) 222-3100 Direct x3022

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

ORDINANCE # 2026-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM MESQUITE MOUNTAIN RANCH PAD TO RESIDENTIAL LOW DENISTY (R-1), RESIDENTIAL MEDIUM DENSITY (R-2), AND OPEN SPACE CONSERVATION (OS-1) FOR THE PROPERTY GENERALLY LOCATED SOUTH OF DEER VALLEY ROAD BETWEEN 223RD AVENUE AND 231ST AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing, and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located south of Deer Valley Road, between 223rd Avenue and 231st Avenue;

WHEREAS, the subject site is approximately 264.8 acres and is currently zoned Mesquite Mountain Ranch Planned Area Development ("PAD");

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed rezone from PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1) satisfies the requirements set forth in Sections 106-2.3, 106-2.4, and 106-8.2 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on February 5, 2026, the Planning and Zoning Commission recommended approval of the subject rezoning request.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning.* The parcel legally described in **Exhibit A** and depicted on **Exhibit B** attached hereto and incorporated herein by this reference, known as "Mesquite Mountain Ranch V," is rezoned from Mesquite Mountain Ranch PAD to Residential Low Density (R-1) (Parcels 1 and 2), Open Space Conservation (OS-1) (Parcel 3), and Residential Medium Density (R-2) (Parcel 4), subject to the following stipulations of approval:

a. Development and use of the site shall be consistent with, and in compliance with this Ordinance 2026-06, Resolution 2026-14 and the Mesquite Mountain Ranch V Development Agreement, and, except as modified by this Ordinance 2026-06 and the Party's Development Agreement and Resolution 2026-14, the Rezone Narrative entitled "Mesquite Mountain Ranch V," prepared by RVI Planning + Landscape Architecture, and received April 2, 2026.

b. Non-compliance with this Ordinance, including these stipulations of approval, will be treated as a violation in accordance with the applicable provisions of the Arizona Revised Statutes, including A.R.S. § 9-462.01(E), as it may be amended from time to time, and the Surprise Municipal Code.

c. The total unit count within the entire 264.829 acre site shall not exceed a maximum of 860 residential dwelling units.

d. Parcel 1, a 19.516 acre parcel, and Parcel 2, a 15.756 acre parcel, ("R-1 Parcels") totaling 35.272 acres, both described in Exhibit A and depicted in Exhibit B, shall be rezoned to R-1.

e. The first row of single-family residential homes constructed adjacent to Deer Valley Road, within Parcel 1 and Parcel 2, shall be limited to single-story homes.

f. Parcel 3, a 13.095 acre parcel, described in Exhibit A and depicted in Exhibit B, shall be rezoned to OS-1. Parcel 3, a natural wash corridor, shall be developed with an average width of three hundred feet (300'), with a minimum width of no less than 250 feet. The measured width shall include a minimum 150 foot (average) buffer along the edges (75 foot buffer on each side) of the designated floodway. All non-motorized trails (pedestrian, bicycle, and equestrian) shall be located only within the 75 foot buffers located on either side of the wash corridor.

g. Parcel 4, a 216.462 acre parcel, described in Exhibit A and depicted in Exhibit B, shall be rezoned to R-2.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2026.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Jeffrey Murray, City Attorney

EXHIBIT A

LEGAL DESCRIPTIONS

Parcels 1 and 2 to be re-zoned R-1
Parcel 3 to be re-zoned to OS-1
Parcel 4 to be rezoned R-2

LEGAL DESCRIPTION FOR
MESQUITE MOUNTAIN RANCH, PARCEL 1
ZONING CLASSIFICATION R-1

All that certain lot, tract, or parcel of land, situated in a portion of the Northwest Quarter of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

BEGINNING at the North Quarter corner of said Section 23, from which the Northwest corner of said Section 23 bears North 89 deg. 48 min. 54 sec. West (Basis of Bearings) - 2,635.00 feet;

THENCE South 00 deg. 27 min. 06 sec. West along the East line of the Northwest Quarter of said Section 23, a distance of 947.91 feet;

THENCE North 57 deg. 30 min. 49 sec. West departing said East line, a distance of 324.25 feet;

THENCE North 69 deg. 53 min. 28 sec. West, a distance of 985.32 feet;

THENCE North 89 deg. 13 min. 34 sec. West, a distance of 115.26 feet;

THENCE North 00 deg. 31 min. 21 sec. East, a distance of 437.68 feet to the North line of the Northwest Quarter of said Section 23;

THENCE South 89 deg. 48 min. 54 sec. East along said North line, a distance of 1,317.50 feet to the **POINT OF BEGINNING**, containing 850,137 square feet or 19.516 acres of land, more or less.

GM civil
Engineering & Surveying

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602.218.7285
gmcivil.com

Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

LEGAL DESCRIPTION FOR
MESQUITE MOUNTAIN RANCH, PARCEL 2
ZONING CLASSIFICATION R-2

All that certain lot, tract, or parcel of land, situated in a portion of the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

BEGINNING at the Northwest corner of said Section 23, same being the Northeast corner of said Section 22, from which the North Quarter corner of said Section 23 bears South 89 deg. 48 min. 54 sec. East (Basis of Bearings) - 2,635.00 feet;

THENCE South 89 deg. 48 min. 54 sec. East along the North line of the Northwest Quarter of said Section 23, a distance of 1,317.50 feet;

THENCE South 00 deg. 31 min. 21 sec. West departing said North line, a distance of 437.68 feet;

THENCE North 89 deg. 13 min. 34 sec. West, a distance of 757.47 feet;

THENCE North 76 deg. 40 min. 46 sec. West, a distance of 508.62 feet;

THENCE North 53 deg. 50 min. 55 sec. West, a distance of 288.05 feet;

THENCE North 89 deg. 43 min. 03 sec. West, a distance of 820.12 feet;

THENCE North 00 deg. 32 min. 13 sec. East, a distance of 145.67 feet to the North line of the Northeast Quarter of said Section 22;

THENCE South 89 deg. 42 min. 11 sec. East along said North line, a distance of 990.17 feet to the **POINT OF BEGINNING**, containing 686,329 square feet or 15.756 acres of land, more or less.

GMcivil
Engineering & Surveying

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602.218.7285
gmcivil.com

Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

LEGAL DESCRIPTION FOR
MESQUITE MOUNTAIN RANCH, PARCEL 3
ZONING CLASSIFICATION OS-1

All that certain lot, tract, or parcel of land, situated in a portion of the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at the North Quarter corner of said Section 23, from which the Northwest corner of said Section 23 bears North 89 deg. 48 min. 54 sec. West (Basis of Bearings) - 2,635.00 feet;

THENCE South 00 deg. 27 min. 06 sec. West along the East line of the Northwest Quarter of said Section 23, a distance of 947.91 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 00 deg. 27 min. 06 sec. West continuing along said East line, a distance of 176.95 feet;

THENCE North 57 deg. 30 min. 49 sec. West departing said East line, a distance of 401.84 feet;

THENCE North 69 deg. 53 min. 28 sec. West, a distance of 943.50 feet;

THENCE North 89 deg. 13 min. 34 sec. West, a distance of 863.67 feet;

THENCE North 76 deg. 40 min. 46 sec. West, a distance of 555.39 feet;

THENCE North 53 deg. 50 min. 55 sec. West, a distance of 269.79 feet;

THENCE North 89 deg. 43 min. 03 sec. West, a distance of 772.23 feet;

THENCE North 00 deg. 32 min. 13 sec. East, a distance of 150.00 feet;

THENCE South 89 deg. 43 min. 03 sec. East, a distance of 820.12 feet;

THENCE South 53 deg. 50 min. 55 sec. East, a distance of 288.05 feet;

THENCE South 76 deg. 40 min. 46 sec. East, a distance of 508.62 feet;

THENCE South 89 deg. 13 min. 34 sec. East, a distance of 872.73 feet;

THENCE South 69 deg. 53 min. 28 sec. East, a distance of 985.32 feet;

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54332
JOHN N.
ROGERS
5/29/2024
Date Signed
ARIZONA, U.S.A.

THENCE South 57 deg. 30 min. 49 sec. East, a distance of 324.25 feet to the **POINT OF BEGINNING**, containing 570,412 square feet or 13.095 acres of land, more or less.

GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602.218.7285
gmcivil.com

Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

LEGAL DESCRIPTION FOR
MESQUITE MOUNTAIN RANCH, PARCEL 4
ZONING CLASSIFICATION R-2

All that certain lot, tract, or parcel of land, situated in a portion of the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

BEGINNING at the East Quarter corner of said Section 22, same being the West Quarter corner of said Section 23;

THENCE North 89 deg. 40 min. 51 sec. West (Bais of Bearings) along the South line of the Northeast Quarter of said Section 22, a distance of 2,633.50 feet to the Southwest corner of same;

THENCE North 00 deg. 26 min. 34 sec. East along the West line of the Northeast Quarter of said Section 22, a distance of 1,320.11 feet;

THENCE South 89 deg. 41 min. 31 sec. East departing said West line, a distance of 1,318.49 feet;

THENCE South 00 deg. 31 min. 06 sec. West, a distance of 660.19 feet;

THENCE South 89 deg. 41 min. 11 sec. East, a distance of 329.40 feet;

THENCE North 00 deg. 32 min. 13 sec. East, a distance of 1,684.98 feet;

THENCE South 89 deg. 43 min. 03 sec. East, a distance of 772.23 feet;

THENCE South 53 deg. 50 min. 55 sec. East, a distance of 269.79 feet;

THENCE South 76 deg. 40 min. 46 sec. East, a distance of 555.39 feet;

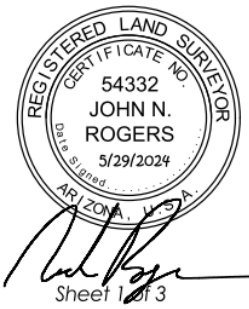
THENCE South 89 deg. 13 min. 34 sec. East, a distance of 863.67 feet;

THENCE South 69 deg. 53 min. 28 sec. East, a distance of 943.50 feet;

THENCE South 57 deg. 30 min. 49 sec. East, a distance of 401.84 feet to the East line of the Northwest Quarter of said Section 23;

THENCE South 00 deg. 27 min. 06 sec. West along said West line, a distance of 1,515.73 feet to the Southeast corner of same;

THENCE North 89 deg. 49 min. 45 sec. West along the South line of the Northwest Quarter of said Section 23, a distance of 2,641.55 feet to the **POINT OF BEGINNING**, containing 9,429,087 square feet or 216.462 acres of land, more or less.



GMcivil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602.218.7285
gmcivil.com

Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

EXHIBIT B

DEPICTIONS

Parcels 1 and 2 to be re-zoned R-1
Parcel 3 to be re-zoned to OS-1
Parcel 4 to be rezoned R-2

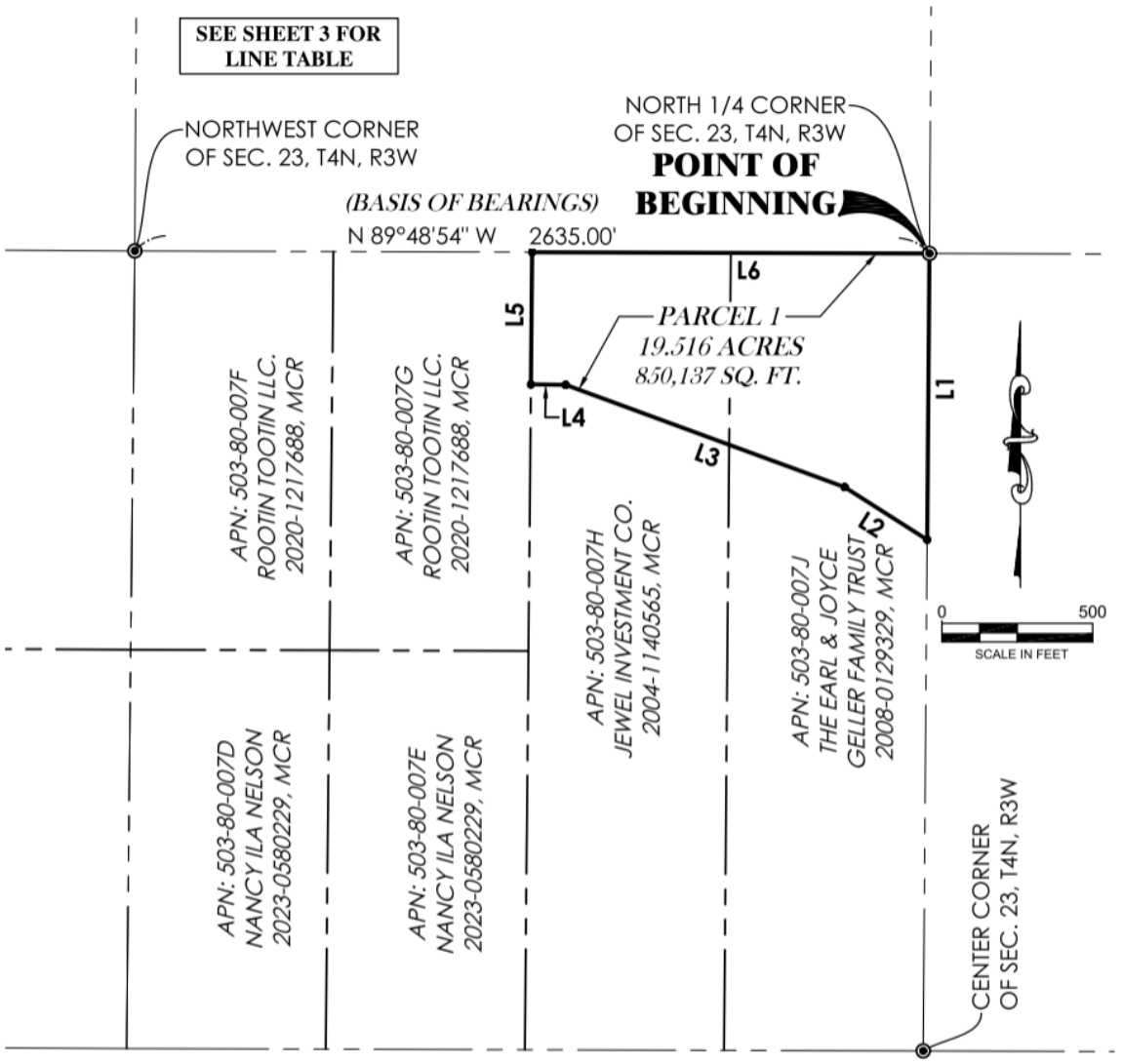


EXHIBIT "A" MAP SHOWING
MESQUITE MOUNTAIN RANCH, PARCEL 1 ZONING CLASSIFICATION R-1,
SITUATED IN A PORTION
OF THE NW QUARTER OF SECTION 23, T4N, R3W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

GM civil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 500'
Date:	5/29/2024
Job No.:	24004
Drafted:	L.J.C.
Checked:	J.N.R.

Sheet 2 of 3

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54332
JOHN N.
ROGERS
5/29/2024
Date Signed
ARIZONA, U.S.A.

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Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°27'06"W	947.91'
L2	N57°30'49"W	324.25'
L3	N69°53'28"W	985.32'
L4	N89°13'34"W	115.26'
L5	N00°31'21"E	437.68'
L6	S89°48'54"E	1317.50'

EXHIBIT "A" MAP SHOWING
MESQUITE MOUNTAIN RANCH, PARCEL 1 ZONING CLASSIFICATION R-1,
SITUATED IN A PORTION
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Ordinance No. 2026-06
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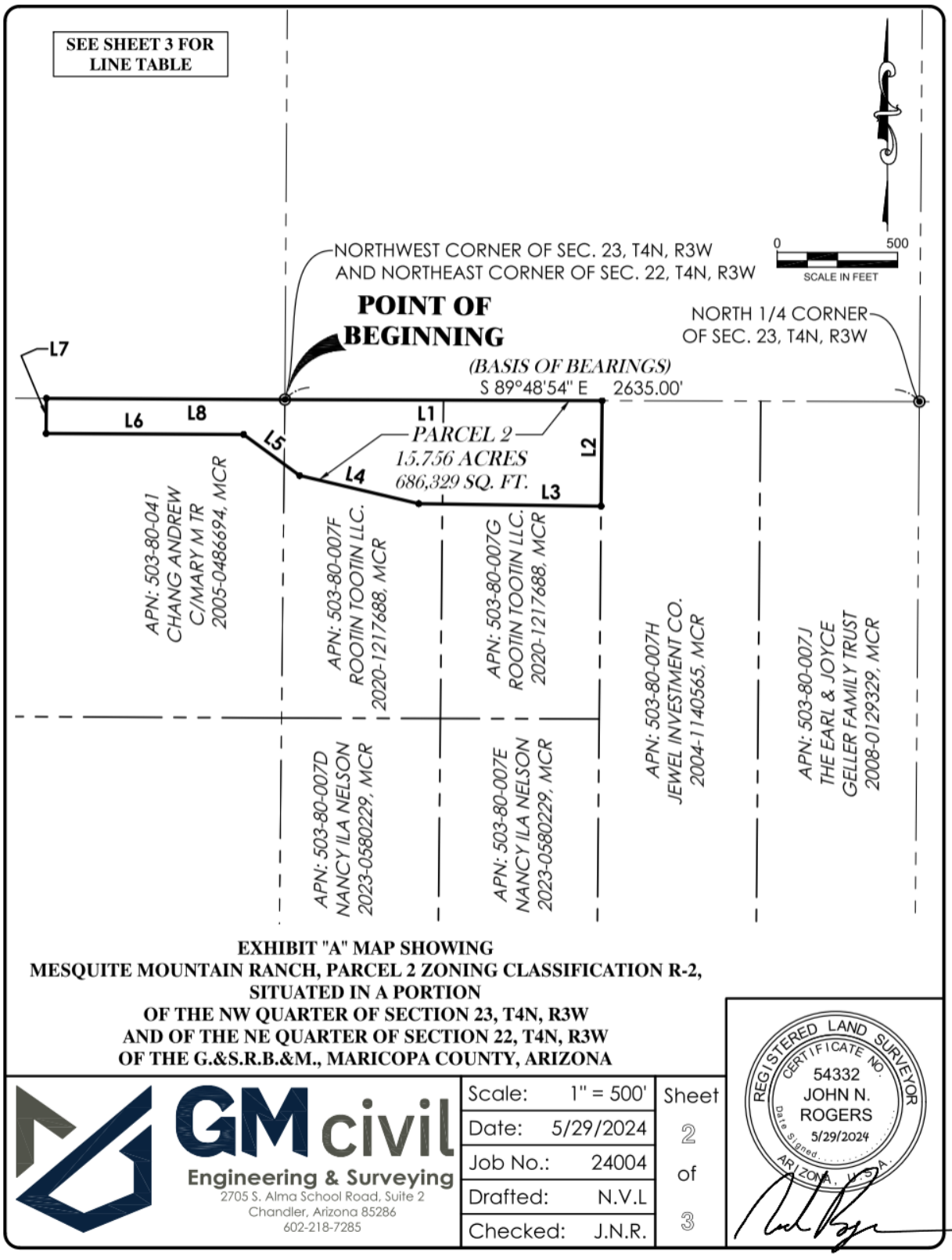

EXHIBIT "A" MAP SHOWING
MESQUITE MOUNTAIN RANCH, PARCEL 2 ZONING CLASSIFICATION R-2,
SITUATED IN A PORTION
OF THE NW QUARTER OF SECTION 23, T4N, R3W
AND OF THE NE QUARTER OF SECTION 22, T4N, R3W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

GM civil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 500'
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Drafted:	N.V.L
Checked:	J.N.R.

Sheet 2 of 3

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Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°48'54"E	1317.50'
L2	S00°31'21"W	437.68'
L3	N89°13'34"W	757.47'
L4	N76°40'46"W	508.62'
L5	N53°50'55"W	288.05'
L6	N89°43'03"W	820.12'
L7	N00°32'13"E	145.67'
L8	S89°42'11"E	990.17'

EXHIBIT "A" MAP SHOWING
MESQUITE MOUNTAIN RANCH, PARCEL 2 ZONING CLASSIFICATION R-2,
SITUATED IN A PORTION
OF THE NW QUARTER OF SECTION 23, T4N, R3W
AND OF THE NE QUARTER OF SECTION 22, T4N, R3W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

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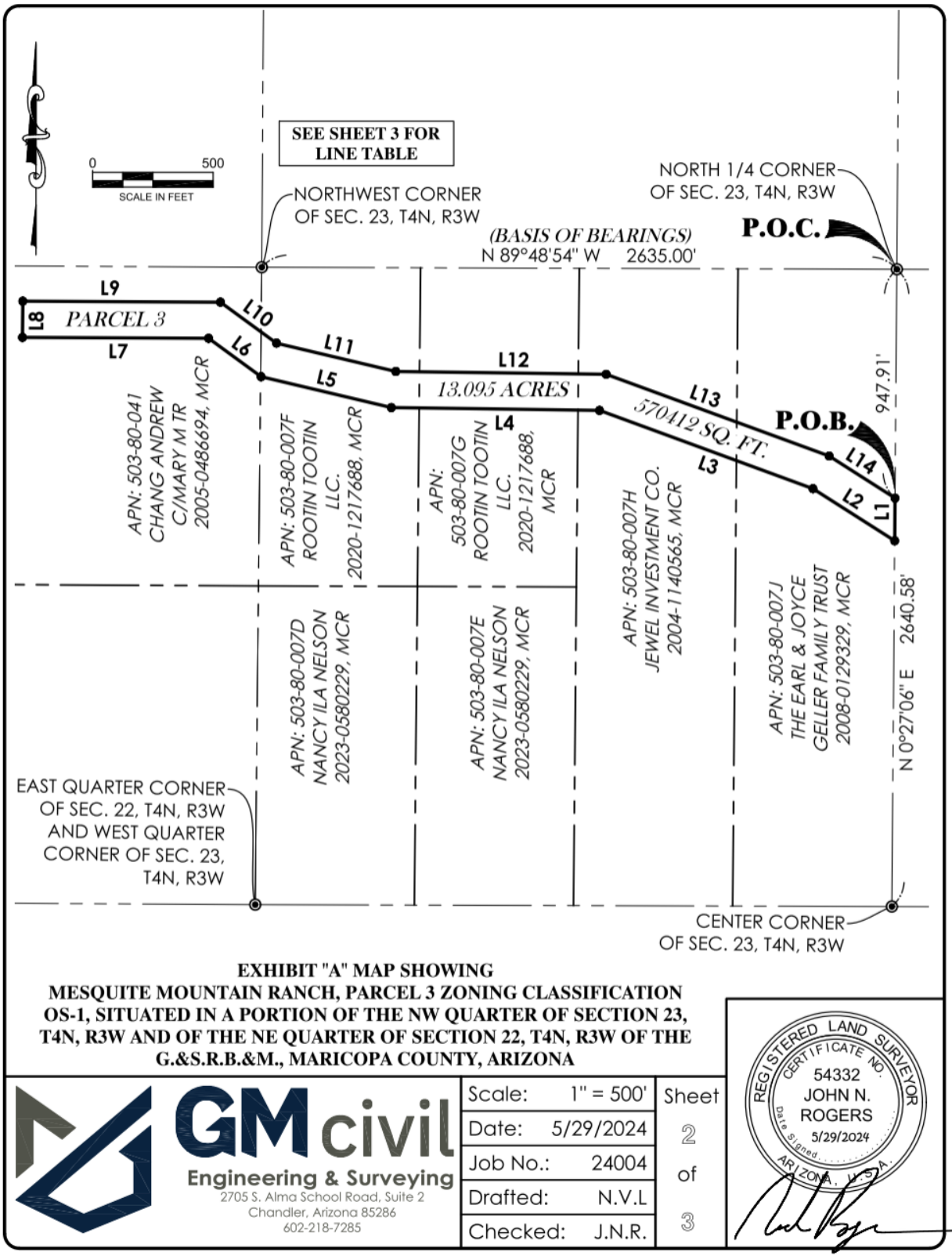

EXHIBIT "A" MAP SHOWING
MESQUITE MOUNTAIN RANCH, PARCEL 3 ZONING CLASSIFICATION OS-1, SITUATED IN A PORTION OF THE NW QUARTER OF SECTION 23, T4N, R3W AND OF THE NE QUARTER OF SECTION 22, T4N, R3W OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

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Sheet 2 of 3

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Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°27'06"W	176.95'
L2	N57°30'49"W	401.84'
L3	N69°53'28"W	943.50'
L4	N89°13'34"W	863.67'
L5	N76°40'46"W	555.39'
L6	N53°50'55"W	269.79'
L7	N89°43'03"W	772.23'
L8	N00°32'13"E	150.00'
L9	S89°43'03"E	820.12'
L10	S53°50'55"E	288.05'
L11	S76°40'46"E	508.62'
L12	S89°13'34"E	872.73'
L13	S69°53'28"E	985.32'
L14	S57°30'50"E	324.25'

EXHIBIT "A" MAP SHOWING
MESQUITE MOUNTAIN RANCH, PARCEL 3 ZONING CLASSIFICATION OS-1,
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AND OF THE NE QUARTER OF SECTION 22, T4N, R3W
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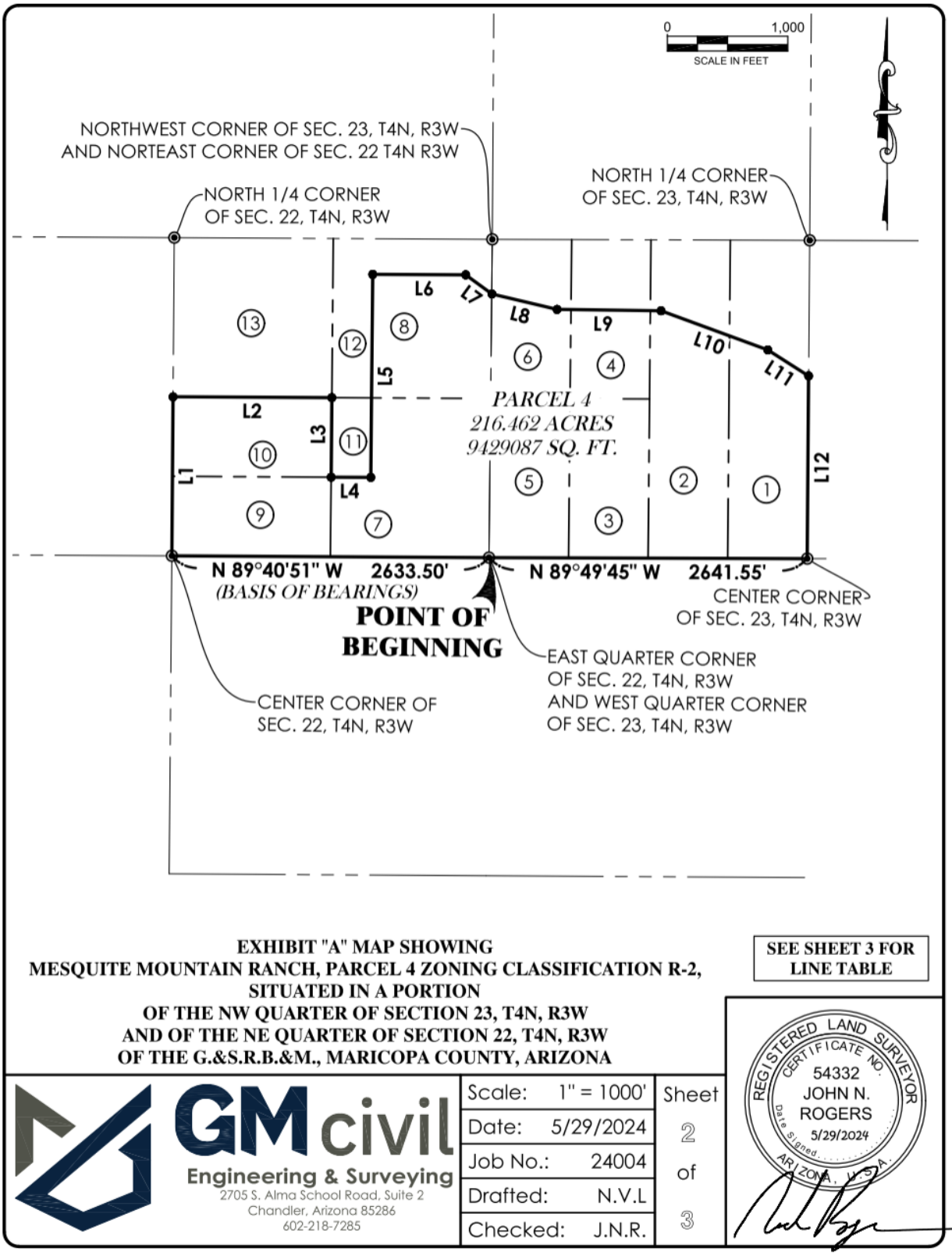

EXHIBIT "A" MAP SHOWING
MESQUITE MOUNTAIN RANCH, PARCEL 4 ZONING CLASSIFICATION R-2,
SITUATED IN A PORTION
OF THE NW QUARTER OF SECTION 23, T4N, R3W
AND OF THE NE QUARTER OF SECTION 22, T4N, R3W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

SEE SHEET 3 FOR LINE TABLE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54332
JOHN N.
ROGERS
5/29/2024
Date Signed
ARIZONA, U.S.A.

GM civil
Engineering & Surveying
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
602-218-7285

Scale:	1" = 1000'
Date:	5/29/2024
Job No.:	24004
Drafted:	N.V.L
Checked:	J.N.R.

Sheet 2 of 3

W:\24004 - MMR North\COGO\ZONING\24004-ZONING-PARCEL 4.dwg

Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

ADJOINER INFORMATION:

1. *APN: 503-80-007J THE EARL & JOYCE GELLER FAMILY TRUST 2008-0129329, MCR*

2. *APN: 503-80-007H JEWEL INVESTMENT CO. 2004-1140565, MCR*

3. *APN; 503-80-007E NANCY ILA NELSON 2023-0580229, MCR*

4. *APN: 503-80-007G ROOTIN TOOTIN LLC. 2020-1217688, MCR*

5. *APN: 503-80-007D NANCY ILA NELSON 2023-0580229, MCR*

6. *APN: 503-80-007F ROOTIN TOOTIN LLC. 2020-1217688, MCR*

7. *APN: 503-80-042 CHANG ANDREW C/MARY M TR 2005-0486695, MCR*

8. *APN: 503-80-041 CHANG ANDREW C/MARY M TR 2005-0486694, MCR*

9. *APN: 503-80-006Y SNAZZY PROPERTIES LLC/ET AL 2017-0865744, MCR*

10. *APN: 503-80-006X EAST EVERGREEN TECHNOLOGIES LLC/SCHWAB REV TR 2011-0538063, MCR*

11. *APN: 503-80-040 MESQUITE MOUNTAIN RANCH INVESTMENTS LLC 2012-0682229, MCR*

12. *APN: 503-80-006Z MESQUITE MOUNTAIN RANCH INVESTMENTS LLC 2012-068222, MCR*

13. *APN: 503-80-006F MESQUITE MOUNTAIN RANCH INVESTMENT LLC 2012-0682229*

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°26'34"E	1320.11'
L2	S89°41'31"E	1318.49'
L3	S00°31'06"W	660.19'
L4	S89°41'11"E	329.40'
L5	N00°32'13"E	1684.98'
L6	S89°43'03"E	772.23'
L7	S53°50'55"E	269.79'
L8	S76°40'46"E	555.39'
L9	S89°13'34"E	863.67'
L10	S69°53'28"E	943.50'
L11	S57°30'49"E	401.84'
L12	S00°27'06"W	1515.73'

EXHIBIT "A" MAP SHOWING
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Ordinance No. 2026-06
RFLS # 10444
Rev 12/24

COMMUNITY DEVELOPMENT
Planning Division
16000 N. Civic Center Plaza
Surprise, AZ 85374
Phone: 623-222-3154

Planning and Zoning Commission Recommendation
FS24-0765

On February 5, 2026 the Planning and Zoning Commission recommended that City Council approve the rezone case known as “Mesquite Mountain Ranch V Rezone” Case# FS24-0765. The Commission discussed the following:

- Density of houses
- Development Agreement in terms of infrastructure
- Change in amount of R-1 based on original PAD to R-2
- Proximity of mixed density to existing rural residential
- Conceptual number of housing units in original PAD
- School locations and capacity

The motions were as follows:

Commissioner Bash moved to recommend approval of Mesquite Mountain Ranch V Rezone, Case #FS24-0765, subject to stipulations ‘a’ through ‘c’ with dwelling units not to exceed 975 units. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor. Commissioner Perry voted against.

FS24-0765

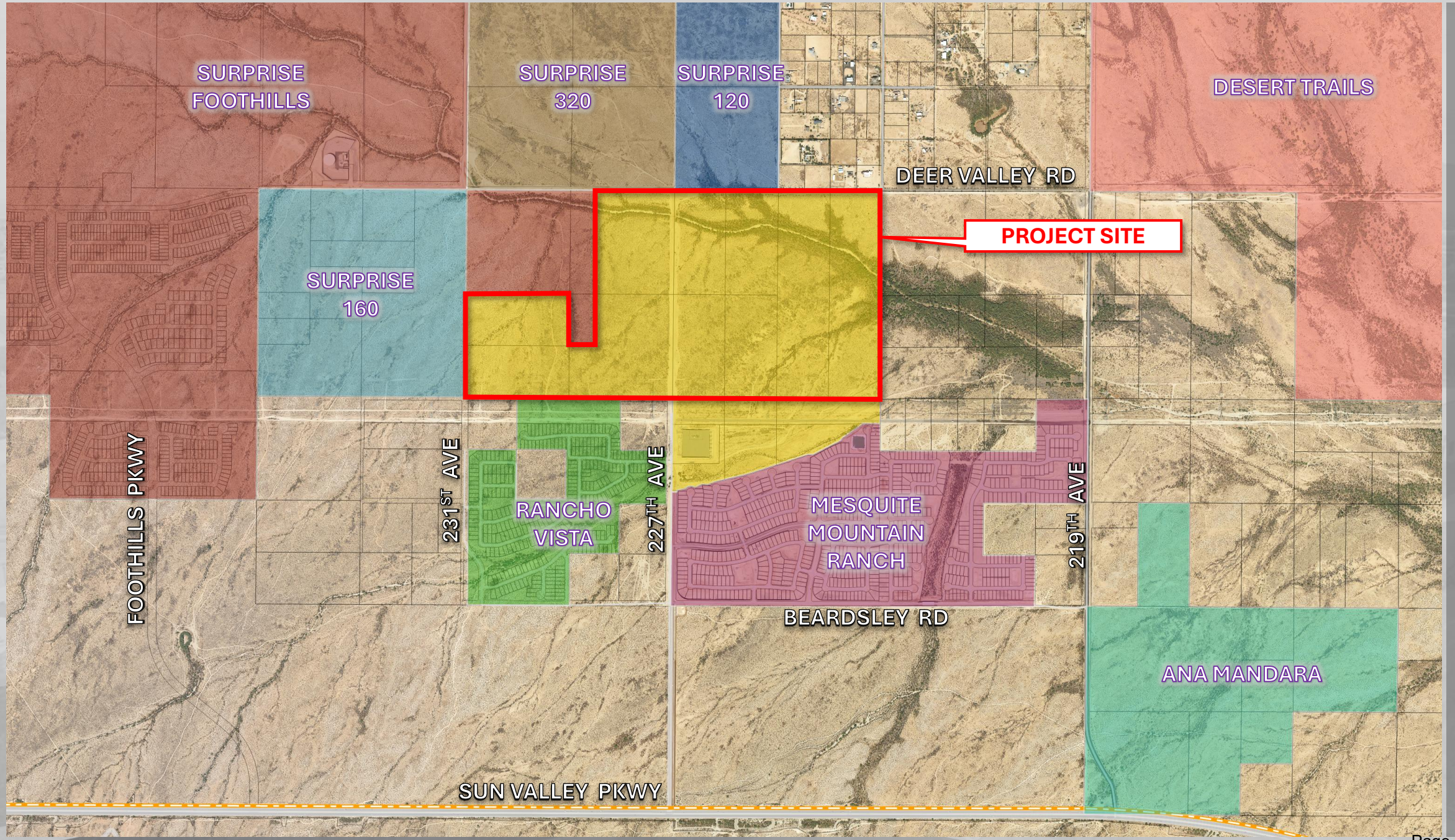
Mesquite Mountain Ranch V

Rezone

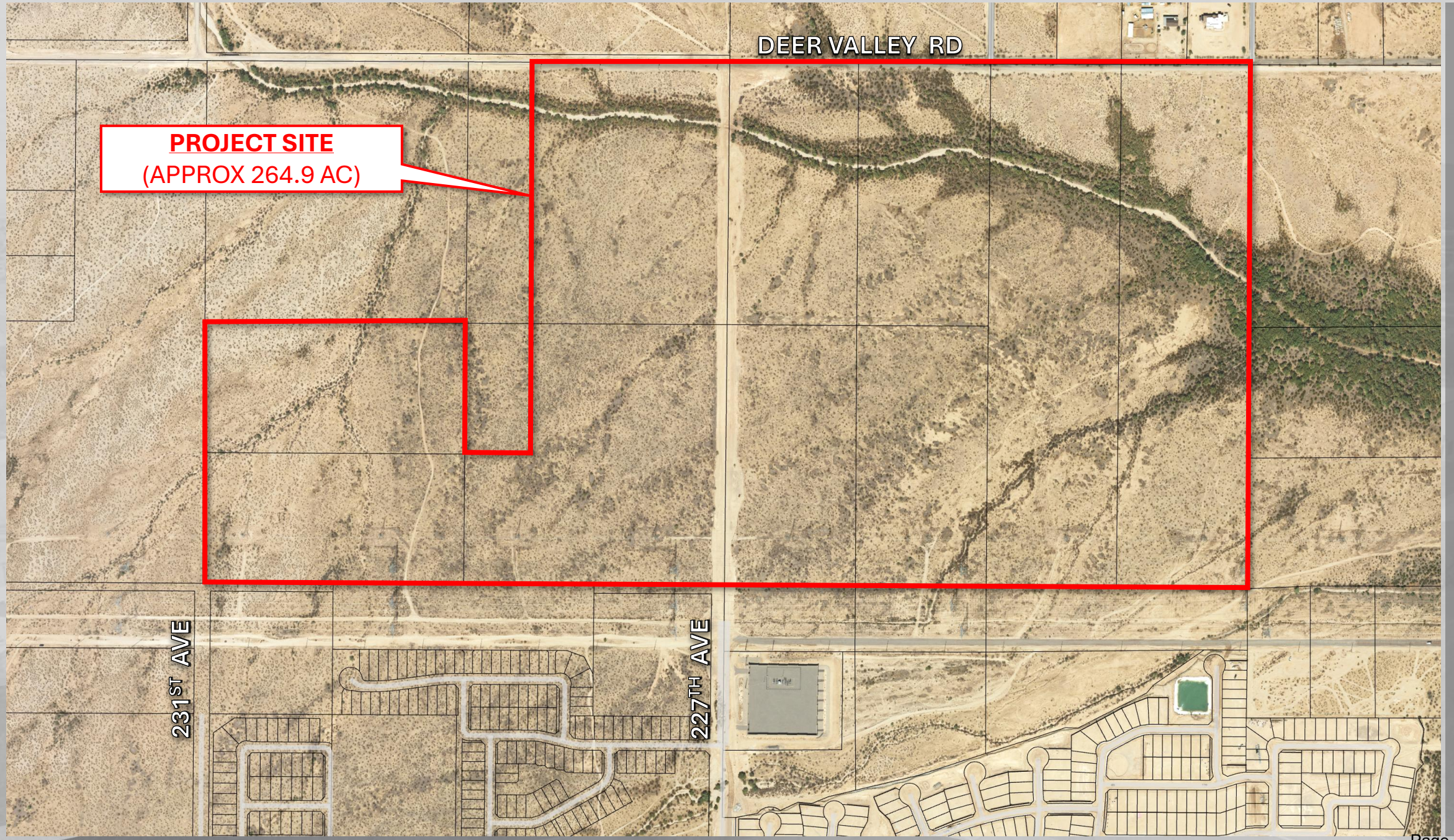
City Council

April 7, 2026

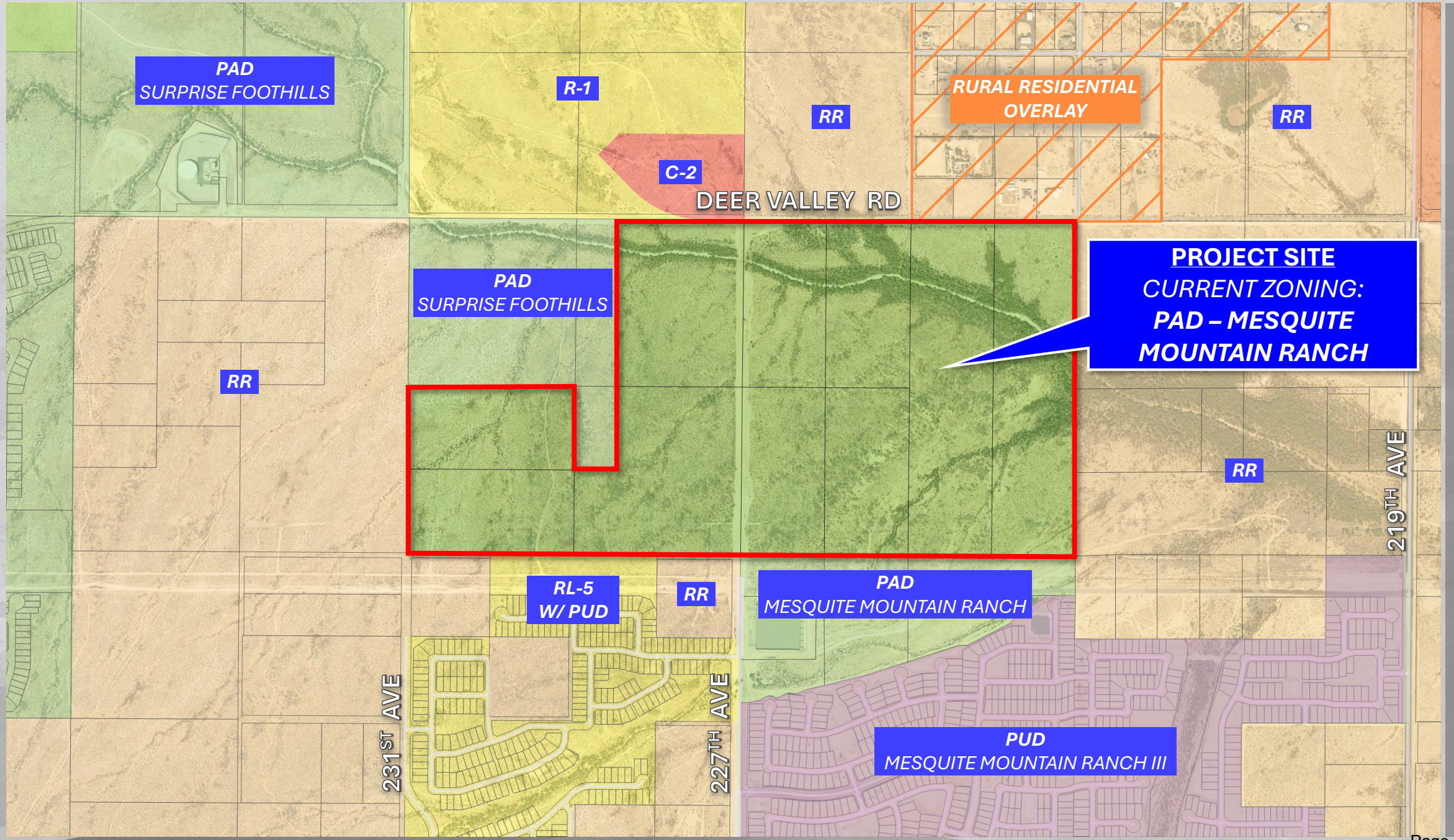
SURPRISE
ARIZONA



FS24-0765 VICINITY MAP

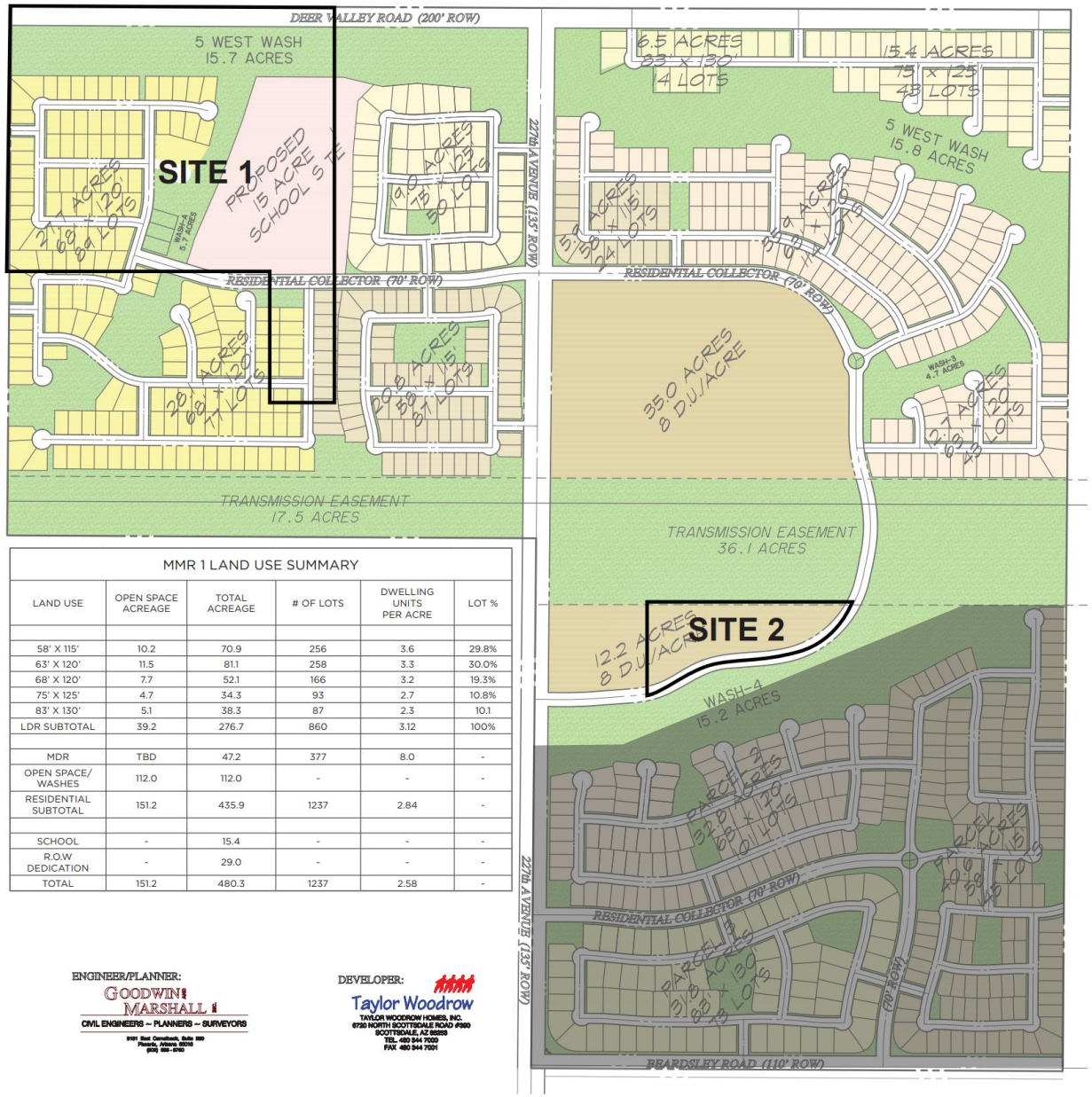


FS24-0765 VICINITY MAP



FS24-0765 ZONING MAP

LAND USE COMPARISON



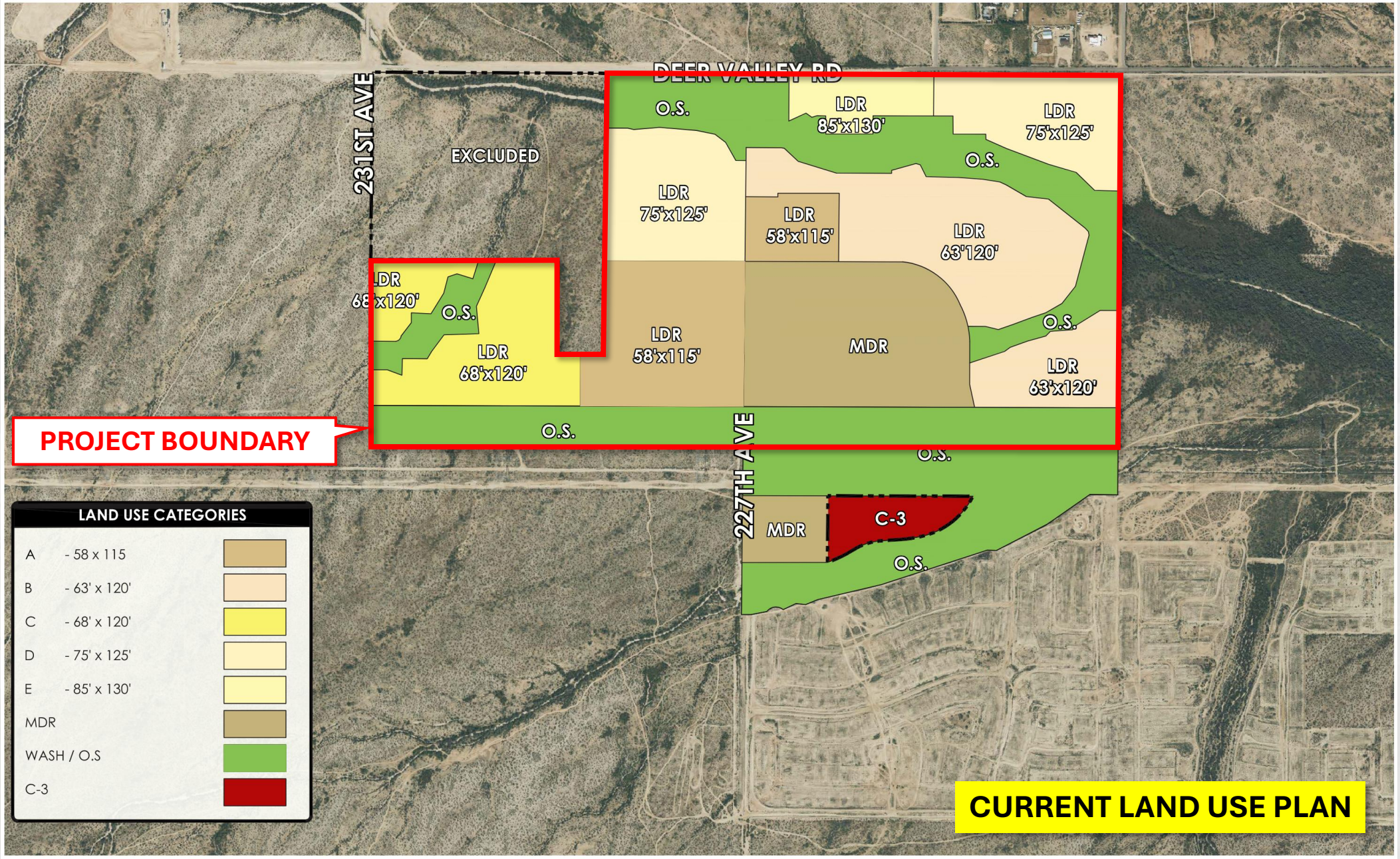
MMR 1 LAND USE SUMMARY

LAND USE	OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
58' X 115'	10.2	70.9	256	3.6	29.8%
63' X 120'	11.5	81.1	258	3.3	30.0%
68' X 120'	7.7	52.1	166	3.2	19.3%
75' X 125'	4.7	34.3	93	2.7	10.8%
83' X 130'	5.1	38.3	87	2.3	10.1
LDR SUBTOTAL	39.2	276.7	860	3.12	100%
MDR	TBD	47.2	377	8.0	-
OPEN SPACE/ WASHES	112.0	112.0	-	-	-
RESIDENTIAL SUBTOTAL	151.2	435.9	1237	2.84	-
SCHOOL	-	15.4	-	-	-
R.O.W DEDICATION	-	29.0	-	-	-
TOTAL	151.2	480.3	1237	2.58	-

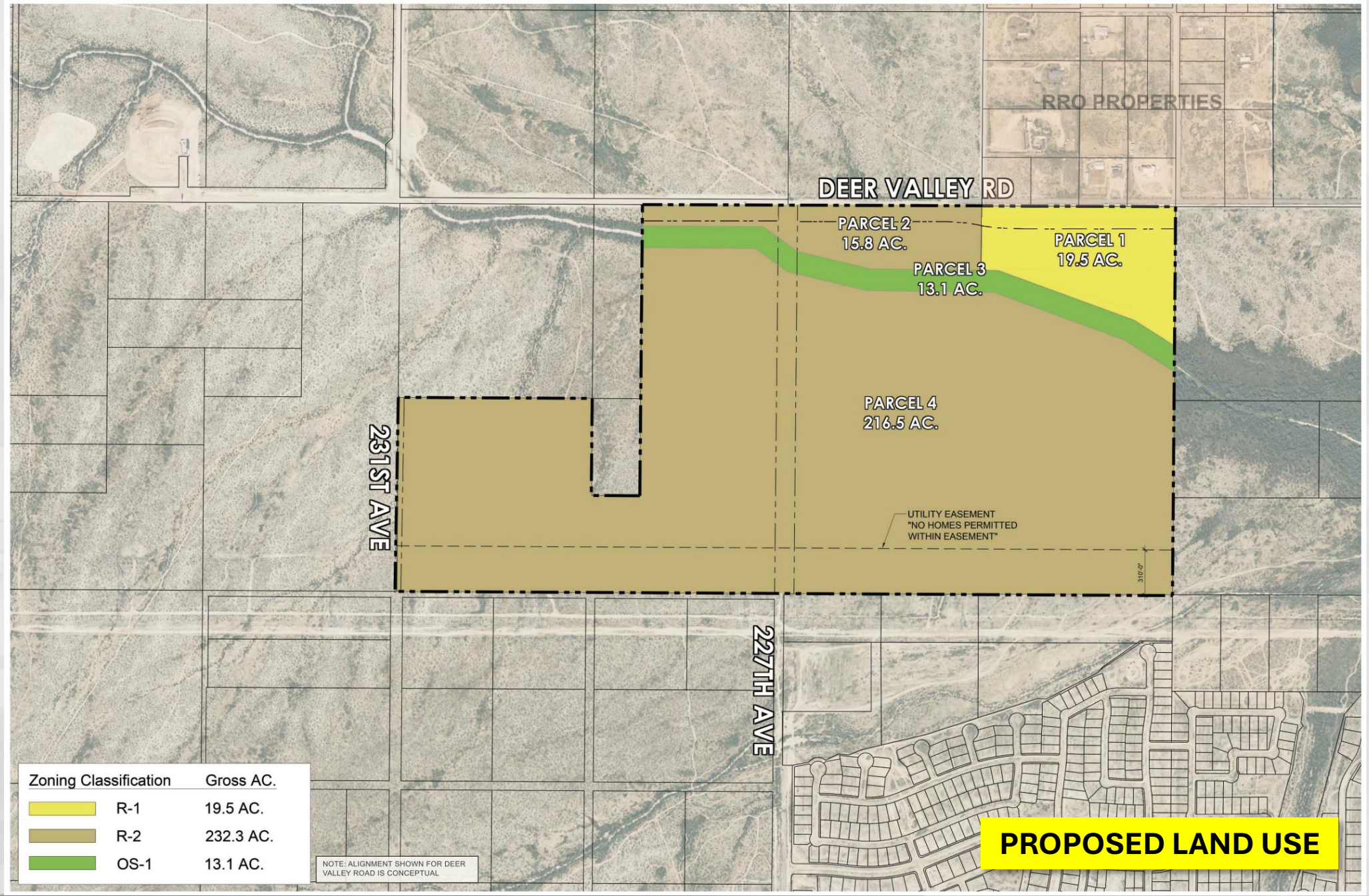
ENGINEER/PLANNER:
GOODWIN MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

DEVELOPER:
Taylor Woodrow
TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #260
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

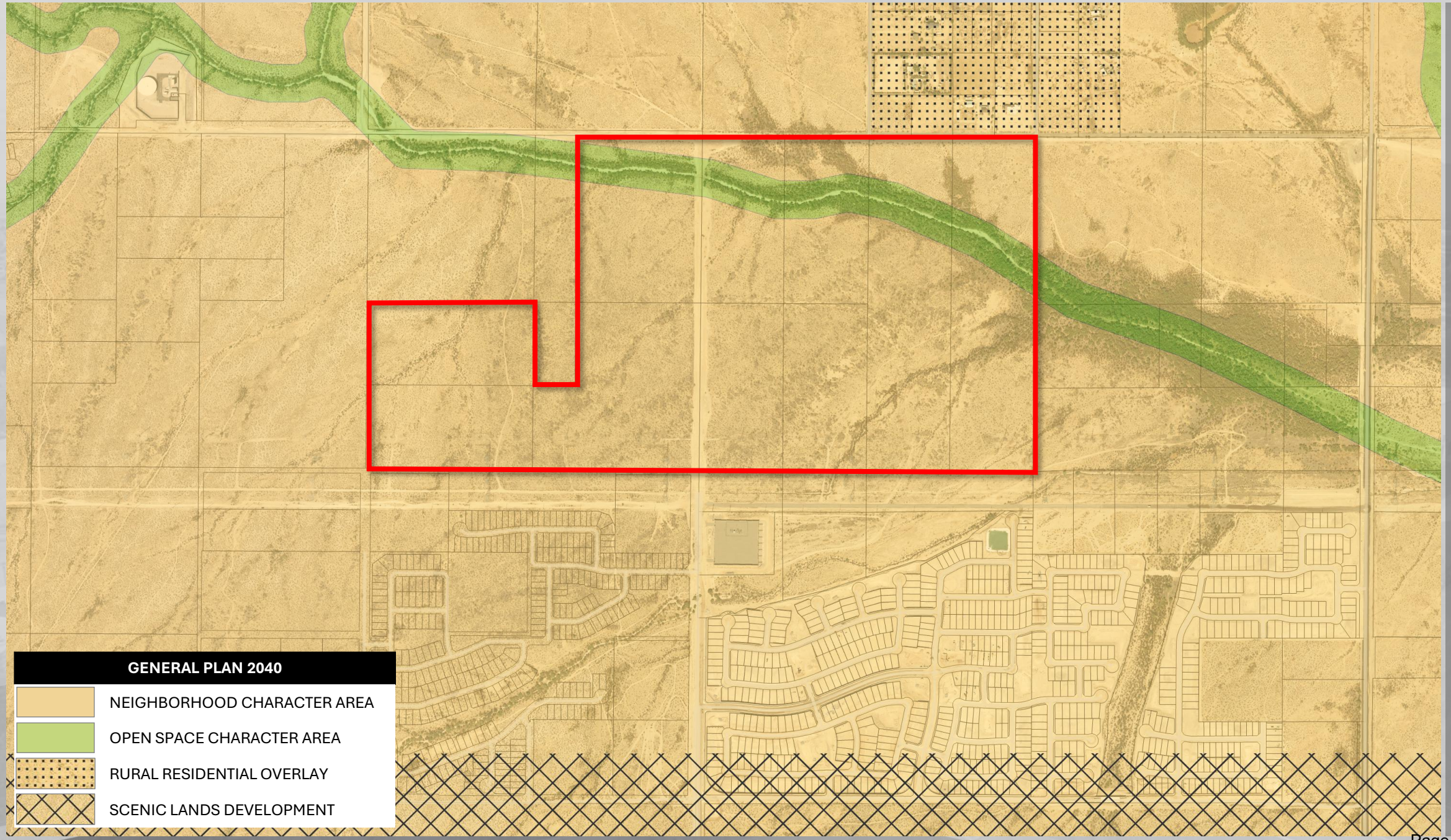
LAND USE COMPARISON

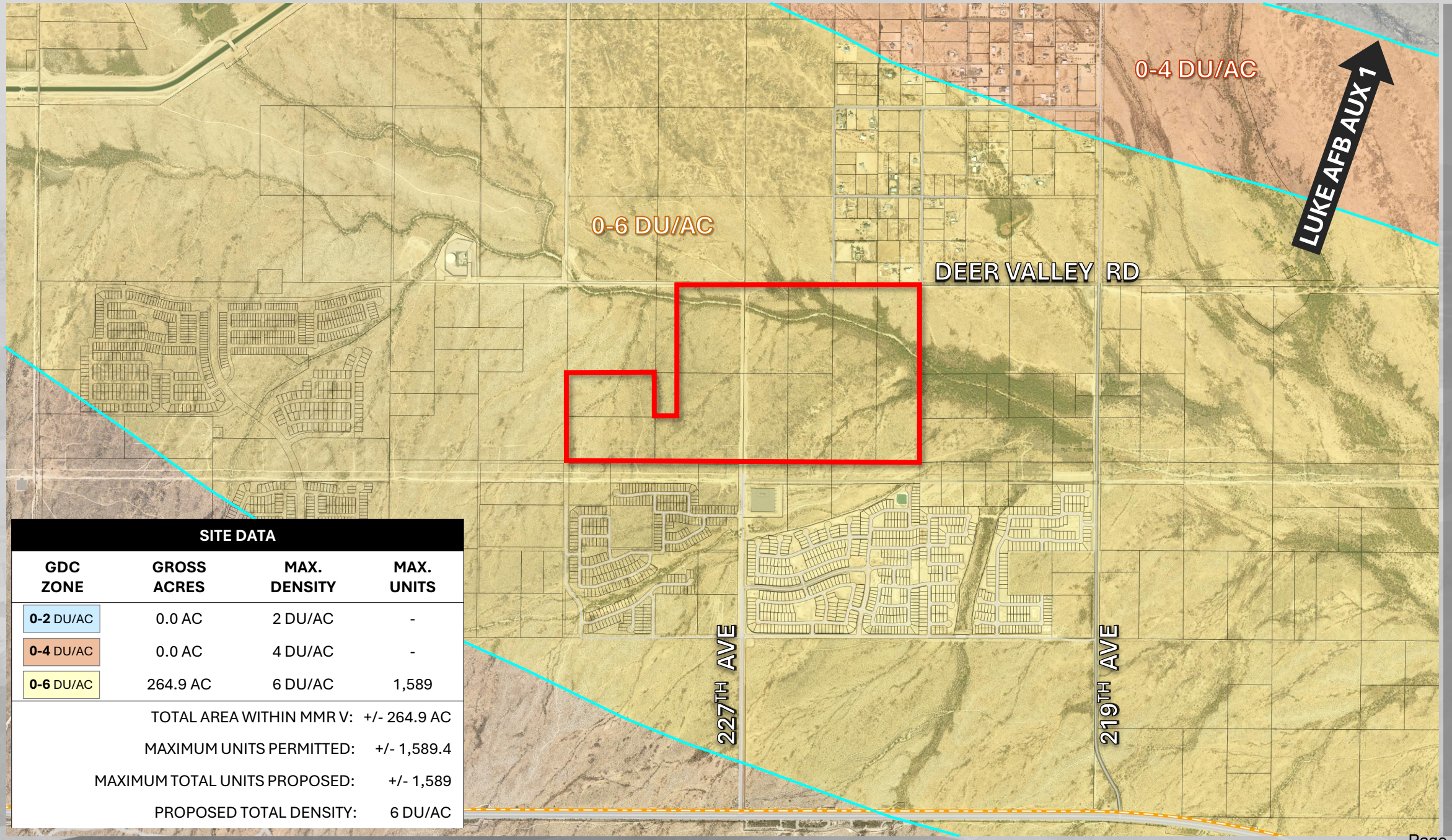


LAND USE COMPARISON



GENERAL PLAN MAP





FS24-0765 LUKE OVERLAY

SITE DATA

GDC ZONE	GROSS ACRES	MAX. DENSITY	MAX. UNITS
0-2 DU/AC	0.0 AC	2 DU/AC	-
0-4 DU/AC	0.0 AC	4 DU/AC	-
0-6 DU/AC	264.9 AC	6 DU/AC	1,589

TOTAL AREA WITHIN MMR V:	+/- 264.9 AC
MAXIMUM UNITS PERMITTED:	+/- 1,589.4
MAXIMUM TOTAL UNITS PROPOSED:	+/- 1,589
PROPOSED TOTAL DENSITY:	6 DU/AC

Table 106-2c – Residential Low Density (R-1) Zoning District						
Lot Categories	**A[3]**	**B**	**C**	**D**	**E**	**F**
General Plan Compatibility	Suburban	Suburban	Suburban and Rural	Rural	Rural	Rural
Lot area (sf)	4,950 – 7,999	8,000 – 11,999	12,000 – 17,999	18,000 – 27,999	28,000 – 43,559	≥ 43,560
Min. lot width[1] (ft)	45	60	80	90	100	130
Min. front setback[1] (ft)	12	12	15	20	20	30
Max. front setback (ft)	25	25	30	35		
Min. rear setback[1] (ft)	15	20	20	25	30	30
Min. side setback[1] (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. street side setback [1,4] (ft)	15	15	15	15	20	20
Max. bldg. height (ft)	35	35	35	35	35	35
Max. lot coverage[5]		45%	40%	30%	30%	25%
Open space (% of gross area of residential development)[3]	20%	20%	20%	15%	15%	10%

Notes:

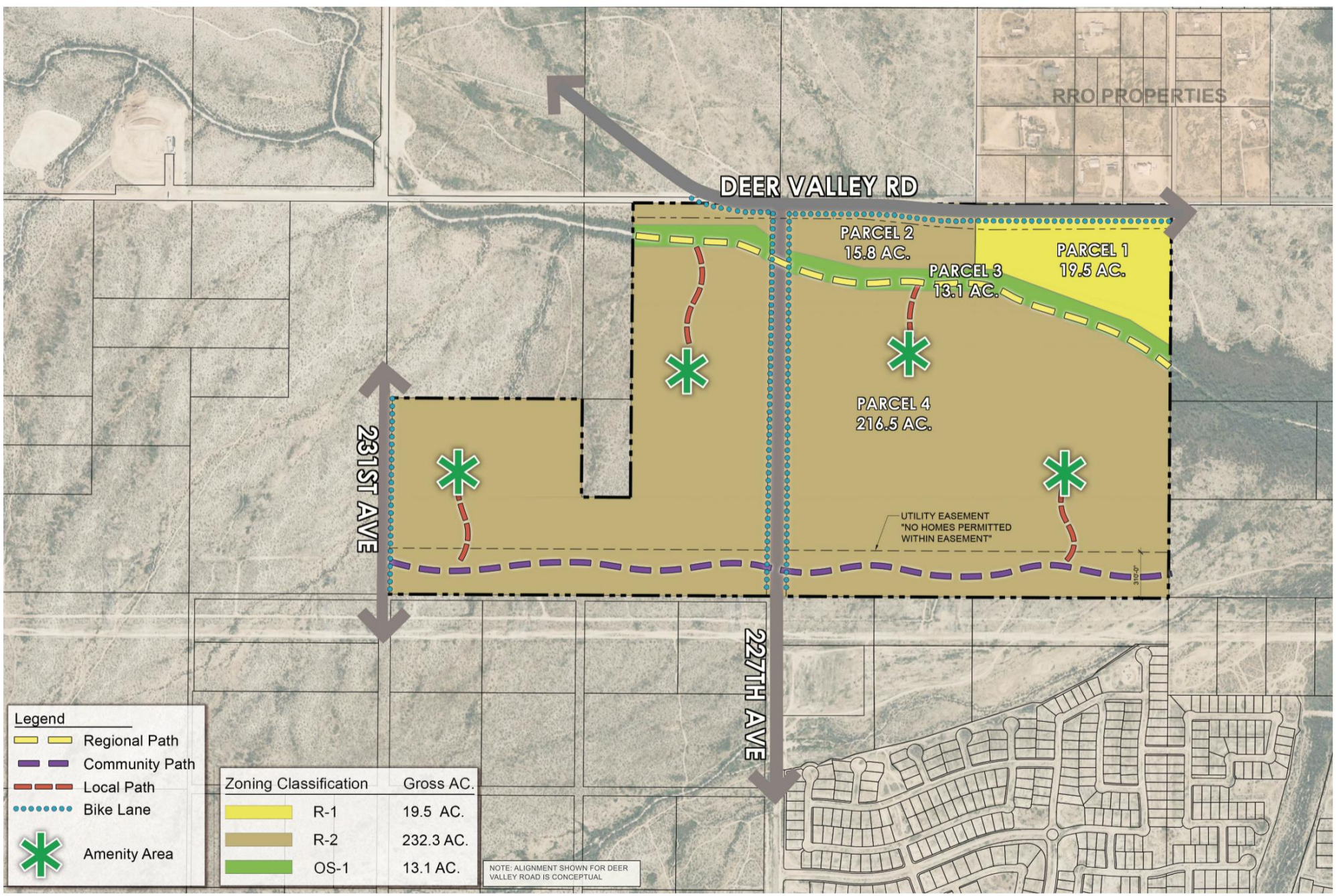
1.	Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line; except rear alley loaded garages, which shall be setback six (6) feet from edge of alley line.
2.	The city requires open space on a development/subdivision basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.
3.	Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole subdivision or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.
4.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum streetside setbacks.
5.	Lots that have an RV garage within Lot Category B shall be allowed up to fifty-five (55) percent lot coverage.

R-2 DEVELOPMENT STANDARDS

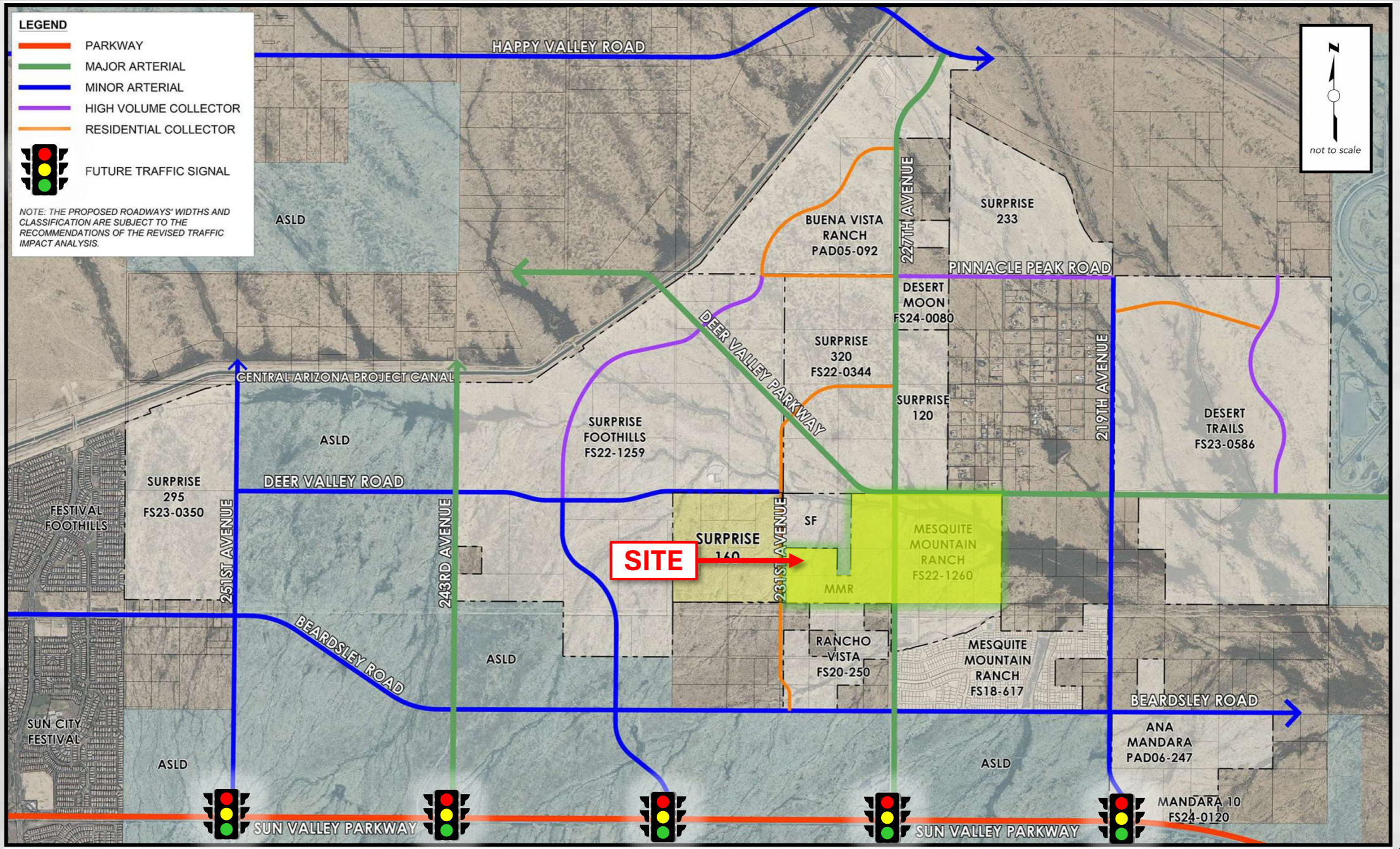
Table 106-2d – Residential Medium Density (R-2) Zoning District					
Lot Categories	**A[4]**		**B[4]**	**C**	**D**
General Plan Compatibility	Urban		Suburban	Suburban	Suburban
Lot area[1] (sf)	Single-family & Townhouse: 800-4.949	Duplex & Triplex: 4,000 – 4,949	4,950 – 7,999	8,000 – 11,999	≥ 12,000
Min. lot width (sf)	35		45	70	80
Min. front setback[2] (ft)	10		12	12	15
Max. front setback (ft)	25		25	25	30
Min. rear setback[2] (ft)	10		15	20	20
Min. side setback[2] (ft)	5[3]		5 & 8[2,3]	5 & 10	10
Min. street side setback [2,6] (ft)	10		10	10	10
Max. bldg. height (ft)	35		35	35	35
Open space (% of gross acres of residential development)[4]	25%		20%	20%	20%

Notes:

1.	At the sole discretion of the City, up to 5% of the total lots of a development may vary up to 5% in lot area to accommodate discrepancies in the lot category's respective lot area range, but in no case shall a lot in Lot Category A be less than 2,800 sf.
2.	Grage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback three (3) feet from alley edge line. Any portion of the 3-foot setback that is not a part of a driveway or walkway shall be fully landscaped. Walkways providing access to dwelling entryways may be located within the landscaped area.
3.	May be reduced to zero feet setback from single-family dwellings as attached building and separated by a common wall along the property line, and townhouses. End units must maintain the larger setback.
4.	The city requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.
5.	Residential development projects exceeding 150 total lots (including those with separate development parcels) shall contain no more than fifty (50) percent of lots that are less than forty (40) feet wide as calculated across whole subdivisions or preliminary plats and will include mitigating designs outlined in Chapter 108 of this ordinance.
6.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.


RRO PROPERTIES
DEER VALLEY RD
PARCEL 2
15.8 AC.
PARCEL 1
19.5 AC.
PARCEL 3
13.1 AC.
PARCEL 4
216.5 AC.
231ST AVE
227TH AVE
UTILITY EASEMENT
"NO HOMES PERMITTED
WITHIN EASEMENT"
Legend
Regional Path
Community Path
Local Path
Bike Lane
Amenity Area
Zoning Classification
Gross AC.
R-1
19.5 AC.
R-2
232.3 AC.
OS-1
13.1 AC.
NOTE: ALIGNMENT SHOWN FOR DEER VALLEY ROAD IS CONCEPTUAL

OPEN SPACE



REGIONAL TRAFFIC

Outreach

- **Citizen Participation Meeting (In-Person)**
  - October 16th , 2024
  - Willow Canyon High School
  - 5 attendees

- **Advertised according to the Surprise Land Development Ordinance (LDO)**

- **Questions/Concerns**
  - Deer Valley Road development / traffic, access to the site, water, density, and timing of development

Commission Recommendation

Planning & Zoning Commission recommended Approval to City Council subject to stipulations “a” through “d”

a. Development and use of the site shall be in compliance with Resolution 2026-14, Mesquite Mountain Ranch V Development Agreement.

b. Development and use of the site shall be consistent with the Rezone Narrative entitled “Mesquite Mountain Ranch V”, prepared by RVI Planning + Landscape Architecture, and received March 27, 2025.

c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

d. The subject site shall not exceed a maximum of 975 residential dwelling units.

Continuation of Discussion

- **Unit Count**
  - Requested the density be reduced to 3.0 DU/acre.

- **Density adjacent to Rural Residential Overlay**
  - Requested that the R-2 parcel north of the wash along Deer Valley Road be changed to R-1.
  - Requested that all of the homes between the wash and Deer Valley Road be single story.

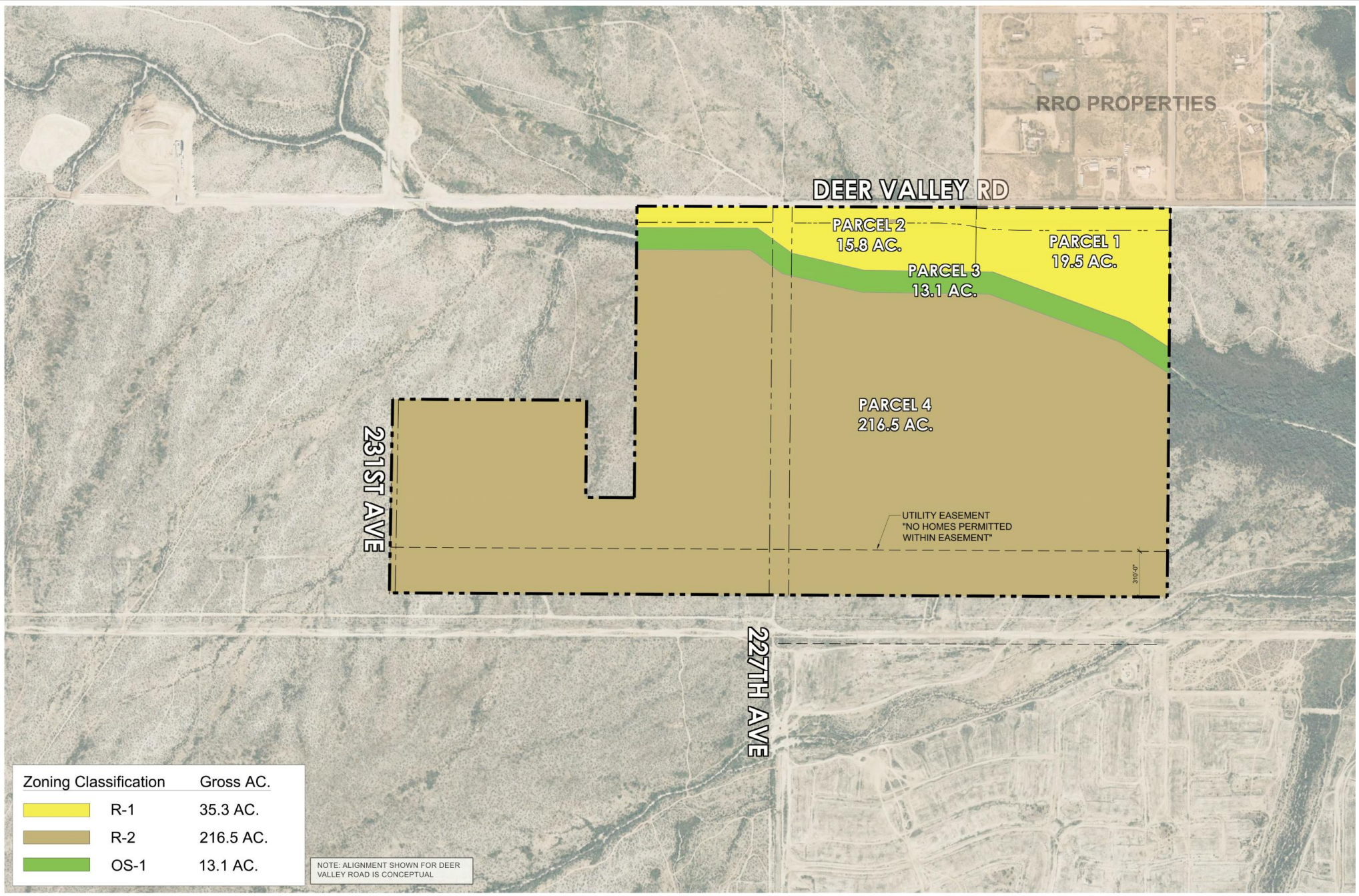
- **Unit Count**
  - Total unit count shall not exceed 860 residential dwelling units

- **Density adjacent to Rural Residential Overlay**
  - Parcels 1 & 2 (entire area north of the wash) shall be rezoned Residential Low Density (R-1)
  - The first row of single-family homes constructed adjacent to Deer Valley Road shall be limited to single-store homes.

Continuation of Discussion (Cont.)

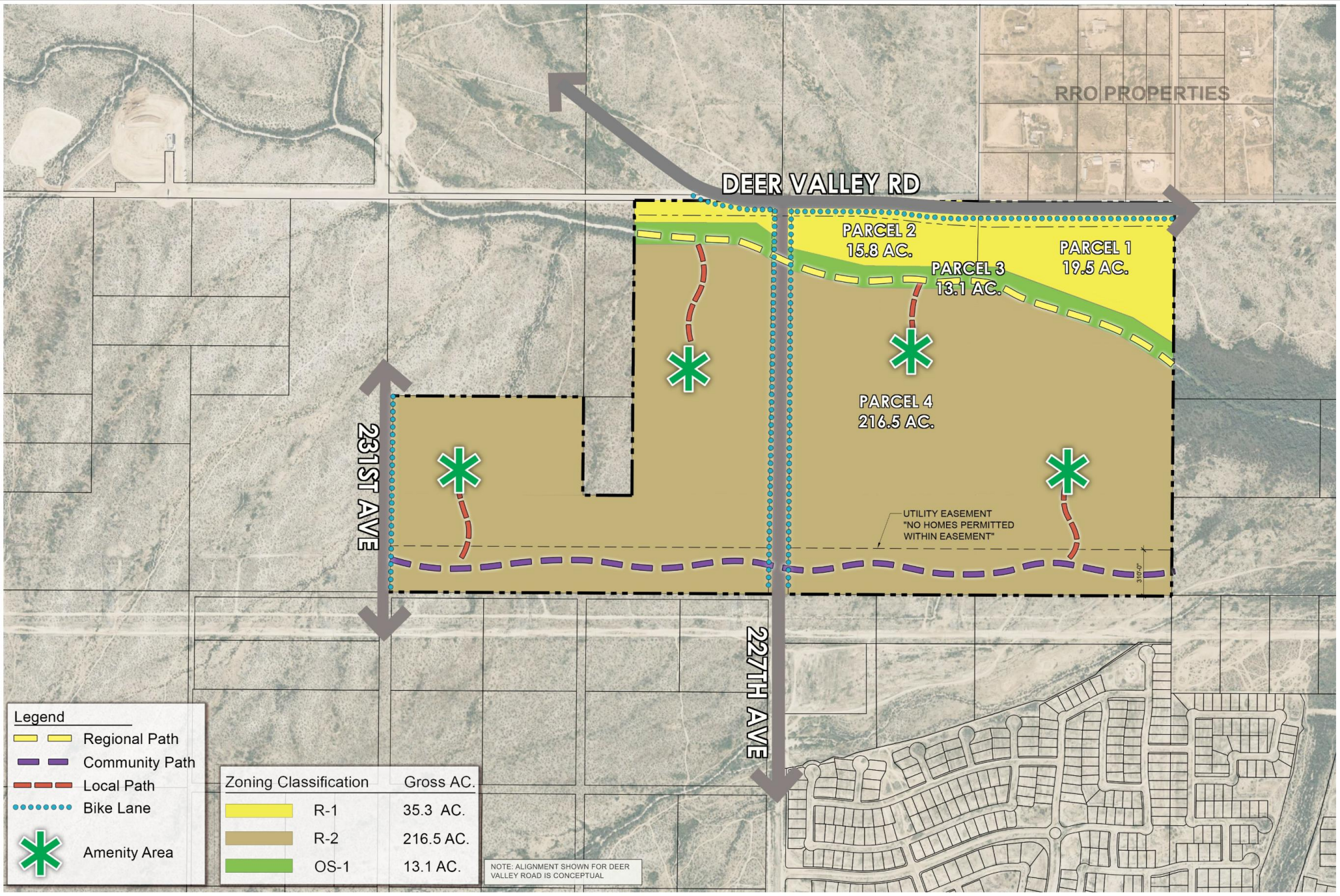
- **Open Space Wash**
  - Expand the wash corridor beyond the 150-foot wide corridor

- **Open Space Wash**
  - The wash shall be developed with an average width of 300-feet, with a minimum width of no less than 250 feet.
  - Measured width shall include a minimum 150 foot (average) buffer along the edges (75 foot buffer on each side) of the designated floodway.



REVISED LAND USE MAP

REVISED OPEN SPACE MAP



Development Agreement Obligations

- **Proportionate Shate of Two Traffic Signals:**
  - 227th Avenue & Sun Valley Parkway ($191,063.10)
  - 219th Avenue & Sun Valley Parkway ($118,735.00)

- **Roadway Improvements**
  - 227th Avenue southern edge of the property to Beardsley Road
  - Deer Valley Parkway
    - Dedicate ROW for road to shift alignment south
    - Design and construct ½ street
    - Two travel lanes from 223rd Avenue to 219th Avenue

- **SPA 3 Recharge Basin**
  - Pay Water Resource Development Impact Fee

    OR
  - Pay proportionate share (based on acreage) of the SPA 3 Recharge Basin, if recharge basin is warranted before this property develops

Development Agreement Obligations (Cont.)

- **SPA 3 Water Reclamation Facility (WRF)**
  - Pay for capacity in the SPA 3 WRF

    OR
  - Participate in expansion of the SPA 3 WRF if warranted at the time property develops

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to a Rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) for property generally located at the northeast corner of Deer Valley Road and 227th Avenue. Case FS24-1433. Ordinance 2026-08.

Motion:
I move to approve/deny Ordinance 2026-08.

Background:
RVi Planning and Landscape Architecture requests a rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2). The project is located at the northeast corner of Deer Valley Road and 227th Avenue.

Objective Analysis:
The request to rezone to R-1 and C-2, as outlined and detailed in the rezone document, is consistent with the Land Development Ordinance (LDO) and advances the goals and policies of the General Plan.

Policy Compliant:
The requested rezone, as outlined and detailed in the rezone document, is consistent with the LDO and advances the goals and policies of the General 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 no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00-FS24-1433 Surprise 120 - Rezone - Staff Report
2. 01-FS24-1433 Surprise 120 Rezone - Vicinity Map
3. 02-FS24-1433 Surprise 120 Rezone - Existing Zoning Map
4. 03-FS24-1433 Surprise 120 Rezone - Proposed Zoning Map
5. 04-FS24-1433 Surprise 120 Rezone - Rezone Narrative
6. 05-FS24-1433 Surprise 120 Rezone - Luke AFB letter
7. 06-FS24-1433 Surprise 120 Rezone - Citizen Participation Plan
8. 07-FS24-1433 Surprise 120 Rezone - Affidavit of Posting
9. 08-FS24-1433 Surprise 120 Rezone - Ordinance#2026-08
10. 09-FS24-1433 Surprise 120 Rezone - P&Z Recommendation
11. FS24-1433 Surprise 120 Rezone - PowerPoint

SURPRISE
ARIZONA

REZONE

REPORT TO THE CITY COUNCIL

Case:	**FS24-1433**
Project Name:	Surprise 120 - Rezone
Council District:	1 - Acacia
Meeting Date:	**April 7, 2026**
Planner:	Chris Sexton, Senior Planner
Owner:	AZ Realty Land Holdings, LLC
Applicant:	Jessica Miller with RVi Planning & Landscaping Architecture, LLC
Request:	Rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2)
Site Location:	Generally located at the northeast corner of Deer Valley Road and 227th Avenue
Site Size:	120 acres (approx.)
General Plan Conformance:	The proposal is consistent with the City of Surprise General Plan 2040 (the “General Plan”).
Support/Opposition:	Refer to the attached Citizen Participation Report.
Recommendation:	The Commission recommends approval of the proposed Rezone, Case FS24-1433, to the Mayor and City Council, subject to stipulations (a) through (c).

Project Description:

RVi Planning and Landscape Architecture requests a rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) (the "Project"). The Project is located at the northeast corner of Deer Valley Road and 227th Avenue.

Background:

June 8, 1989: The subject parcel was annexed into the City of Surprise under Ordinance 89-05.

July 11, 2024: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR24-0756.

October 24, 2024: The applicant filed the rezone request under case, FS24-1433, the subject case.

February 27, 2025: The applicant held a neighborhood outreach meeting to discuss the Project.

December 16, 2025: The Mayor and Council approved Resolution 2025-136, Surprise 120 Development Agreement.

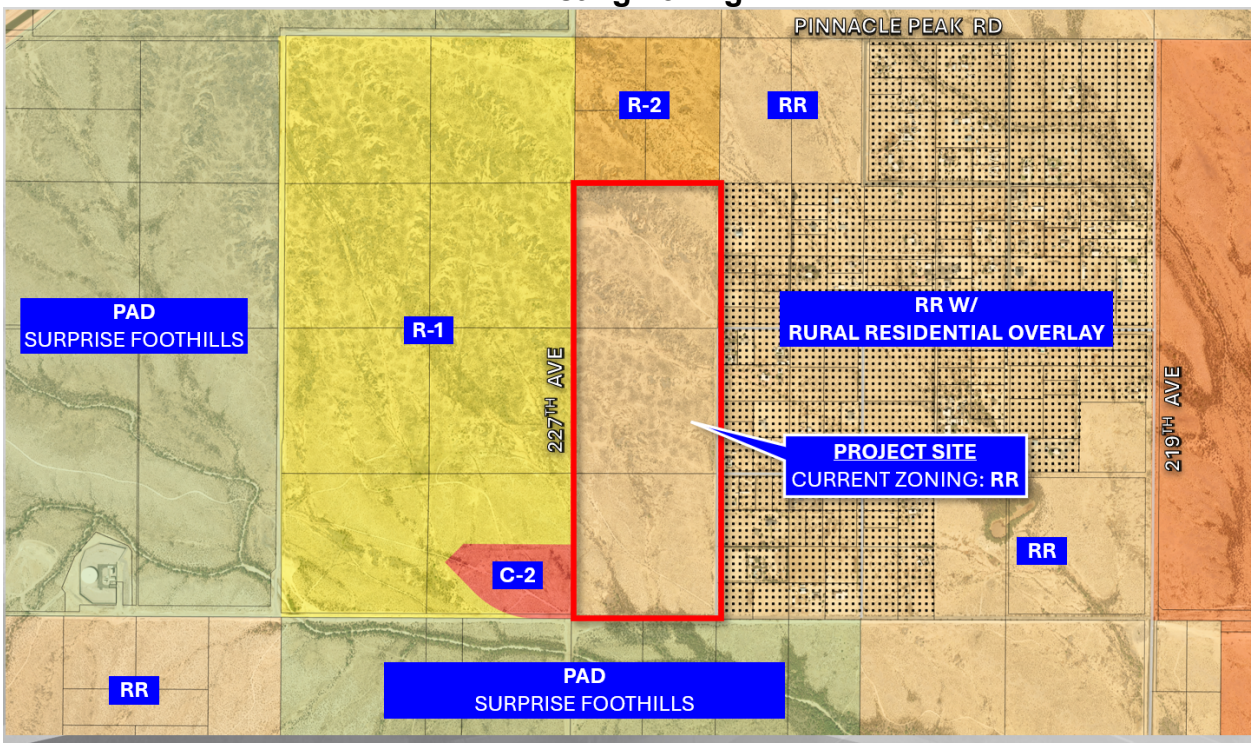
February 19, 2026: The Planning & Zoning Commission recommended approval to the Mayor and City Council of the subject rezone case.

Analysis and Discussion:

The subject request is for a rezone of approximately 120 acres on three (3) undeveloped parcels from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2).

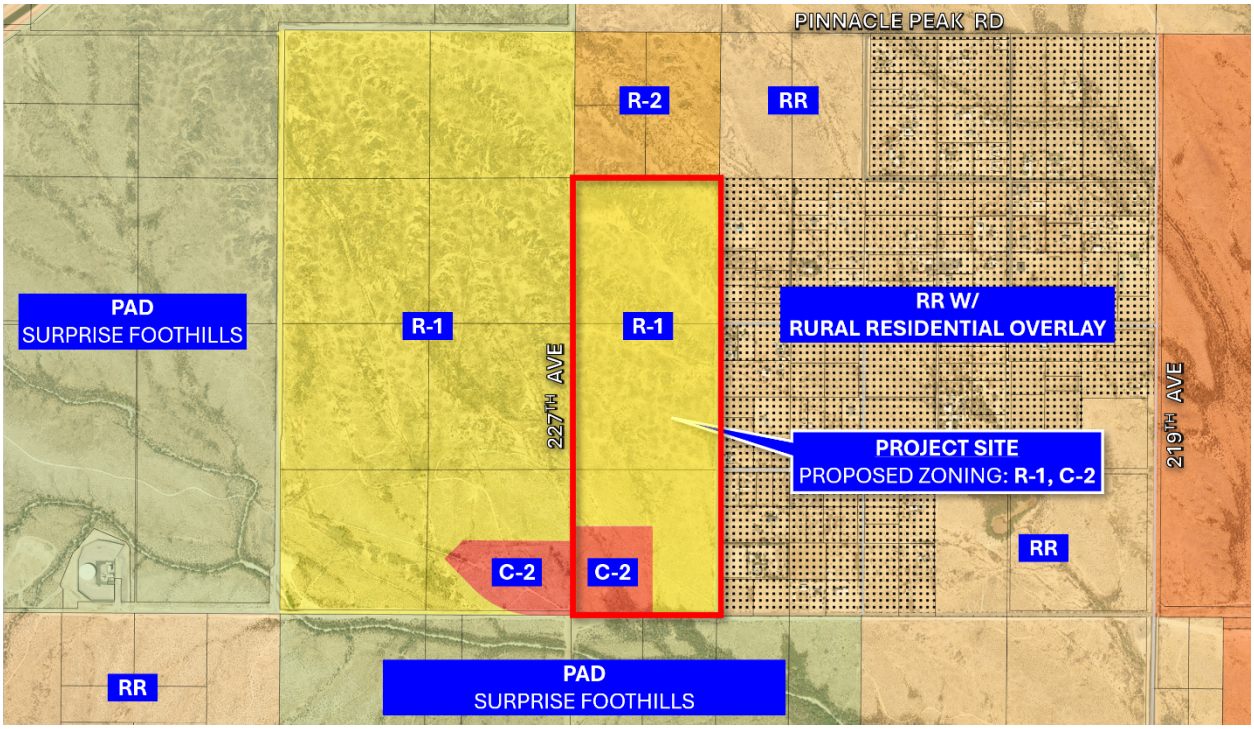
The existing and proposed zonings are shown below:

Existing Zoning



Residential Low Density (R-1)	Residential Medium Density (R-2)	Rural Residential (RR)
Residential Low Density (R-1)/Community Commercial (C-2)	Rural Residential (RR)	Rural Residential (RR) w/Desert Rural Overlay
Surprise Foothills PAD	Surprise Foothills PAD	Surprise Foothills PAD

Proposed Zoning



Residential Low Density (R-1)	Residential Medium Density (R-2)	Rural Residential (RR)
Residential Low Density (R-1)/Community Commercial (C-2)	**Residential Low Density (R-1) Community Commercial (C-2)**	Rural Residential (RR) w/Desert Rural Overlay
Surprise Foothills PAD	Surprise Foothills PAD	Surprise Foothills PAD

The Project proposes a rezoning from Rural Residential (RR) of the residential portion to Residential Low Density (R-1), encompassing approximately 108 acres, and the commercial portion to Community Commercial (C-2), encompassing approximately 12 acres. The commercial portion is located in the southwesterly portion of the overall Project area; the residential portion comprises the remaining portion of the Project area. The Project site is adjacent to properties designated under the General Plan as part of the Rural Residential Overlay (RRO). The proposed zoning configuration provides a buffer between the RRO designation and the proposed R-1 designation.

The future development of the subject property will adhere to the applicable development standards of the R-1 and C-2 zoning districts, as outlined in Sections 106-2.3 and 106-6.3 of the City of Surprise Land Development Ordinance ("LDO"), at the time of development. The following tables show the current development standards of the R-1 and C-2 zoning districts.

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Table 106-2c – Residential Low Density (R-1) Zoning District						
Lot Categories	**A[3]**	**B**	**C**	**D**	**E**	**F**
General Plan Compatibility	Suburban	Suburban	Suburban and Rural	Rural	Rural	Rural
Lot area (sf)	4,950 – 7,999	8,000 – 11,999	12,000 – 17,999	18,000 – 27,999	28,000 – 43,559	≥ 43,560
Min. lot width[1] (ft)	45	60	80	90	100	130
Min. front setback[1] (ft)	12	12	15	20	20	30
Max. front setback (ft)	25	25	30	35		
Min. rear setback[1] (ft)	15	20	20	25	30	30
Min. side setback[1] (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. street side setback [1,4] (ft)	15	15	15	15	20	20
Max. bldg. height (ft)	35	35	35	35	35	35
Max. lot coverage[5]		45%	40%	30%	30%	25%
Open space (% of gross area of residential development)[3]	20%	20%	20%	15%	15%	10%

Notes:

1.	Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line; except rear alley loaded garages, which shall be setback six (6) feet from edge of alley line.
2.	The city requires open space on a development/subdivision basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.
3.	Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole subdivision or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.
4.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum streetside setbacks.
5.	Lots that have an RV garage within Lot Category B shall be allowed up to fifty-five (55) percent lot coverage.

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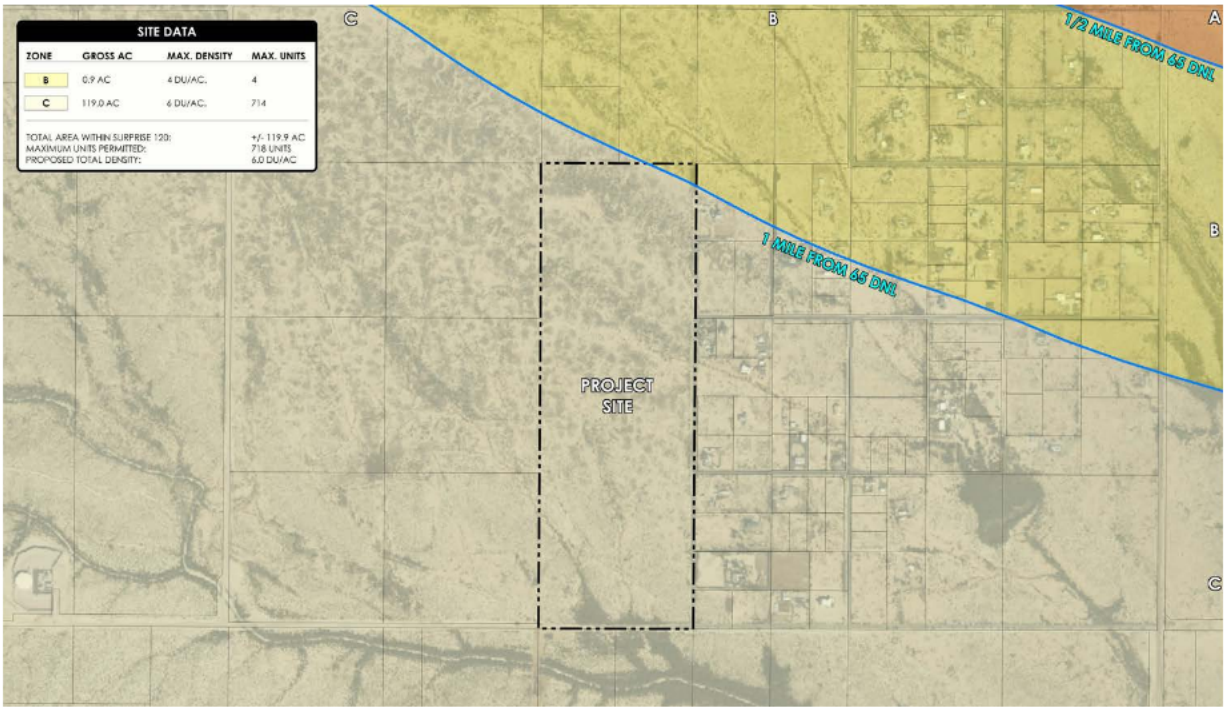
Table 106-6a – Community Commercial (C-2) Zoning District	
Minimum lot area (sf)	18,000
Min. setback to arterial ROW [5,6]	35
Min. setback to collector and local ROW (ft) [5,6]	20
Min. setback adjacent to residential (ft) [5,6]	30
Min. setback adjacent to nonresidential zoning (ft) [5,6]	15
Max. bldg. height (ft)	40
Max. size per use/tenant (sf) [3]	45,000
Max. size per commerce center (ac) [4]	20
Notes:	
1. Minimum lot area may be reduced to 18,000 square feet for pad sites within a commerce center with a minimum size of 90,000 square feet.	
2. The height of any structure, or portions thereof, shall not exceed 30 feet in height measured at the setback line when adjacent to rural residential (RR), residential low density (R-1), and residential medium density (R-2) zoning. The height increase at a ratio of one-foot vertical for every one-foot horizontal as measured relative to the property line to a maximum height equal to the zoning district.	
3. Area combines the total square footage of the use, which may include but is not limited to the gross floor areas of the building, outdoor activities and dining areas (when allowed), storage areas, and all display or sales area.	
4. Contain uses designed around common circulation, parking and pedestrian connectivity, including but not limited to shared access or access easements.	
5. Projects designed as commerce centers will comply with the overall development standards regarding perimeter setbacks from abutting developments.	
6. Pad sites within a commerce center may have reduced setbacks along boundaries internal to the master site plan if the whole development complies with parking and landscaping regulations. Approval by the community development director or designee is required.	

Density:

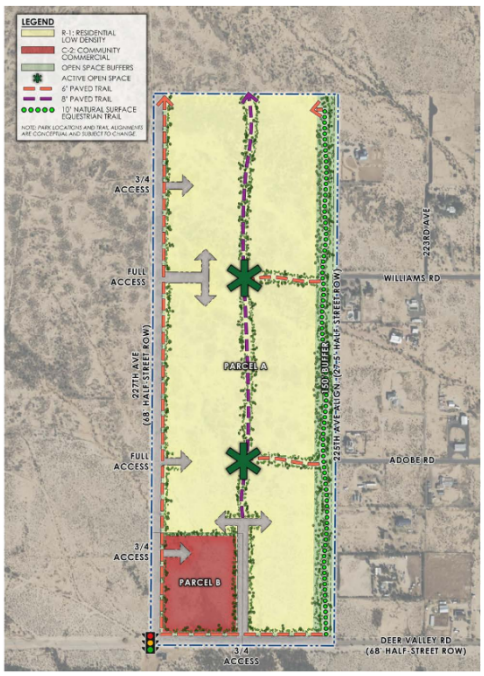
Due to the Project's proximity to the Luke Air Force Base Auxiliary 1 Field, this Project is subject to the Luke Air Force Base Graduated Density Concept (GDC). The site is predominantly located within the 0-6 dwelling units per acre (DU/AC) density band. A small portion of the site, approximately 0.9 acres at the northeast corner, lies within the 0-4 DU/AC. As such, the site permits a maximum of 719 dwelling units.



The GDC provides a guide for the maximum allowed dwelling units and densities of the proposed development. The specifics of the development, including the actual number of dwelling units and density, will be fully reviewed at the Preliminary Plat stage. At that time, the development will be subject to the transition and buffering requirements of the LDO, Planning and Engineering Design Standards ("PEDS"), and the General Plan.

For transitional purposes, two-story homes shall comprise no more than fifty percent (50%) of the first row of residences along the eastern perimeter, with no more than three two-story homes permitted consecutively to provide visual breaks along the western viewshed.

Open Space and Amenities:



The conceptual open space plan depicts open space and amenities for the proposed project. The entire eastern property line is contiguous with the City's Rural Residential Overlay as established in the General Plan. Consistent with Section 2.6.A of the PEDS, a 150-foot open space buffer will be implemented along the eastern boundary adjacent to RR zoning. The buffer will be measured from the existing property line and may contain drainage and retention infrastructure, utility easements, trails, and landscaping, including a proposed 10-foot natural surface equestrian trail. The future development shall adhere to the open space and amenity requirements of the LDO, PEDS, the Parks and Recreation Master Plan, and the General Plan regarding open space minimums, required trails, landscaping, and amenities. These elements will be reviewed in detail at the time of Preliminary Plat review.

Roadways:

This Project is bordered by the future alignments of Deer Valley Road to the south and 227th Avenue to the west. At the request of the City's Transportation Department, the applicant submitted a Traffic Impact Analysis ("TIA") with the rezone application. The TIA was reviewed by Transportation staff. During preliminary plat stage, the developer will be responsible for submitting a Master Street Plan identifying turn lanes, medians, and street widths, along with a site circulation plan addressing vehicular, pedestrian, and emergency access. These plans will demonstrate a minimum of two vehicular access points connecting the site to the existing roadway network.

The developer will coordinate with City staff to ensure adequate primary and secondary access for each phase of development. Primary access will be provided via 227th Avenue from Sun Valley Parkway.

Because surrounding roadway improvements may not be in place at the time of the Project development, the applicant requests flexibility to evaluate alternative options for geographically separated secondary access, subject to coordination with City staff and approval of an acceptable route. No east–west roadway connections are proposed for Williams Road or Adobe Road through the Project site. In addition, north–south connectivity via 225th Avenue will not be built out by the applicant.

This Project has an associated Development Agreement ("DA") which has been reviewed by City staff and signed by the landowner. This DA outlines the roadway infrastructure that will be required to be installed by the developer in conjunction with this development. The DA was approved by City Council on December 16, 2025.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
School District:	Wickenburg Elementary School District & Wickenburg High School

Conformance with Adopted Plans:

The proposed rezone was reviewed against the goals, policies, recommendations, and guidelines of the General Plan and is consistent with the General Plan in some of the following ways:

This Project is located within the Neighborhood Character Area of the General Plan. The proposed rezone adheres to the design guidelines of the character area which allows for residential development.

This Project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the low residential and community commercial development pattern established in the vicinity of the parcel.

Additionally, this Project is located adjacent to parcels designated by the General Plan as being within the Rural Residential Overlay. As such, a 150-foot buffer is being provided from the proposed Project to the adjacent properties within the Rural Residential Overlay.

Reviewing Agencies:

In addition to the standard City reviewing agencies, the Arizona Game and Fish Department, the Maricopa Water District, the Flood Control District of Maricopa County, and Luke Air Force Base were included in the routing of this request. These agencies indicated no objections to the request.

Citizen Outreach:
An outreach meeting was scheduled and held on February 27, 2025, at Willow Canyon High School. The two signs and the mailings were sent out. There were 13 attendees with staff present. The concerns and questions that were expressed for the overall area were the commercial site, access, and the density.

Summary:
The proposed rezone request is for the development of future residential and commercial. The Project is consistent with the manner and intent of the Surprise Municipal Code and the General Plan. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

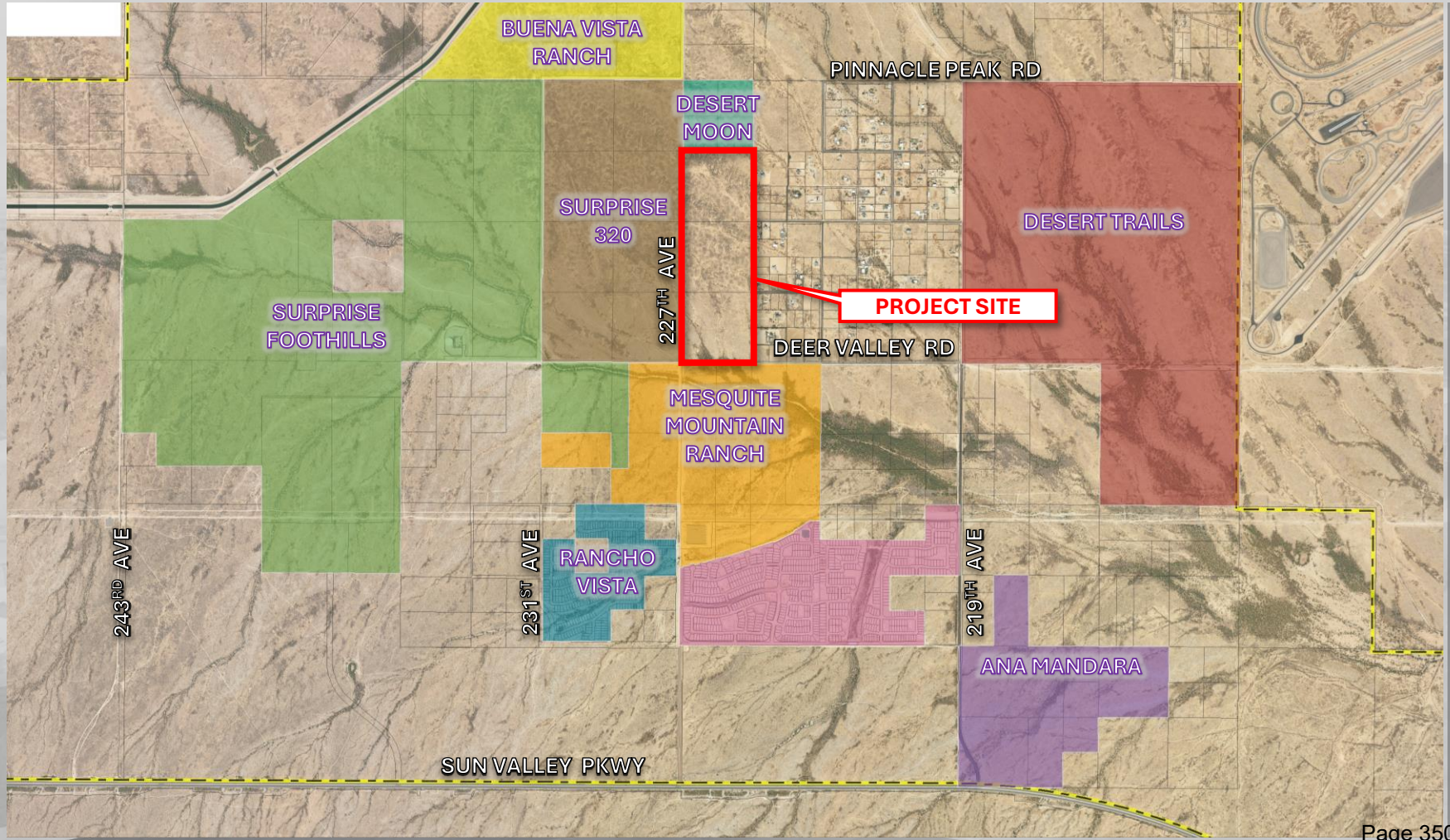
Findings:

- The proposed rezone is consistent with and will advance the goals of the General Plan.
- The proposed rezone is consistent with the LDO.
- The reviewing agencies have indicated no objections.

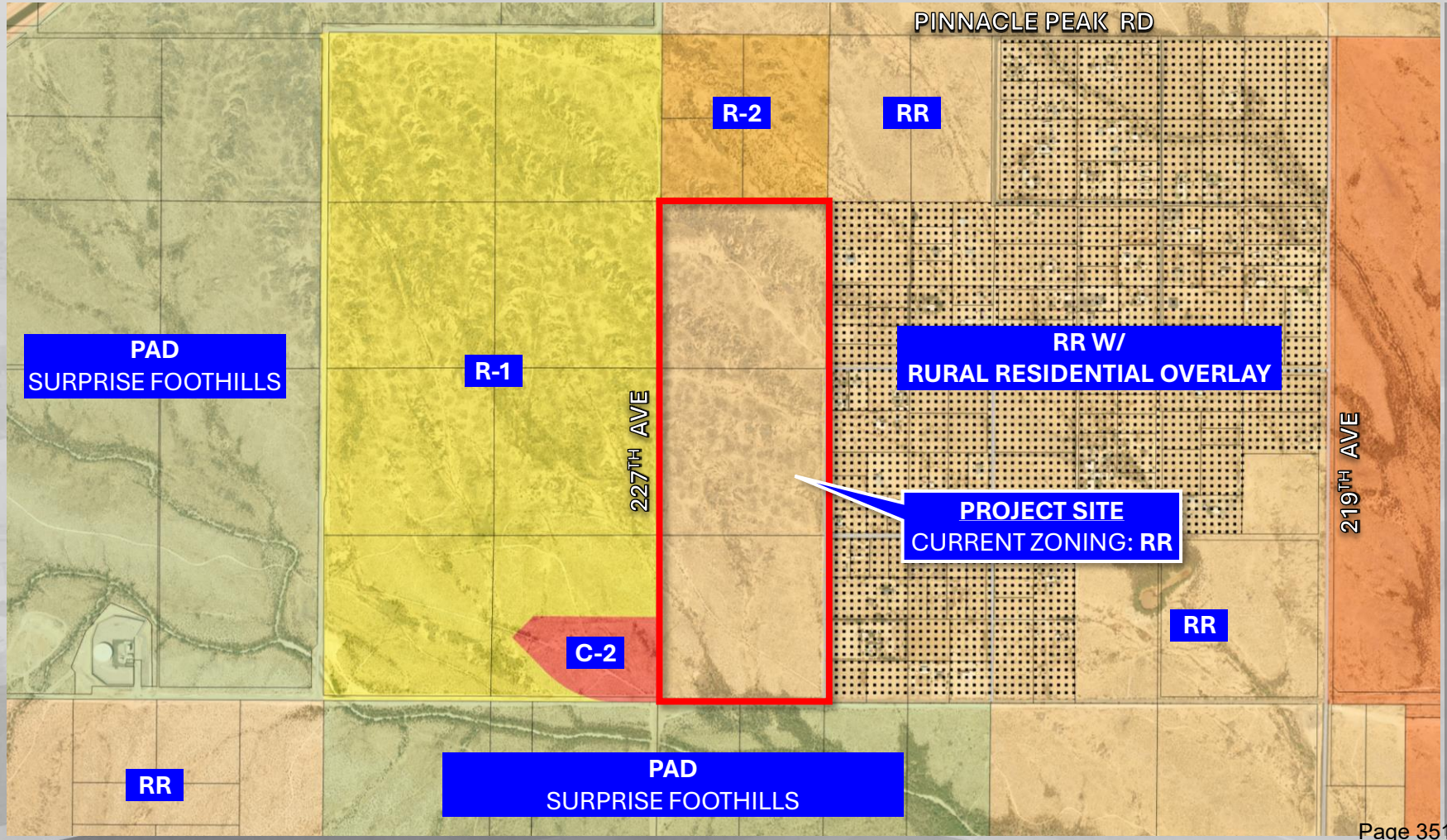
Recommendation:
Based on the findings noted above, the Planning & Zoning Commission recommended approval of the proposed Rezone, Case FS24-1433, subject to stipulations ‘a’ through ‘c’ below:

a. Development and use of the site shall be in compliance with Resolution 2025-136, Surprise 120 Development Agreement.
b. Development and use of the site shall be consistent with the Rezone Narrative entitled “Surprise 120,” prepared by RVI Planning and Landscape Architecture, and dated June 11, 2025.
c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

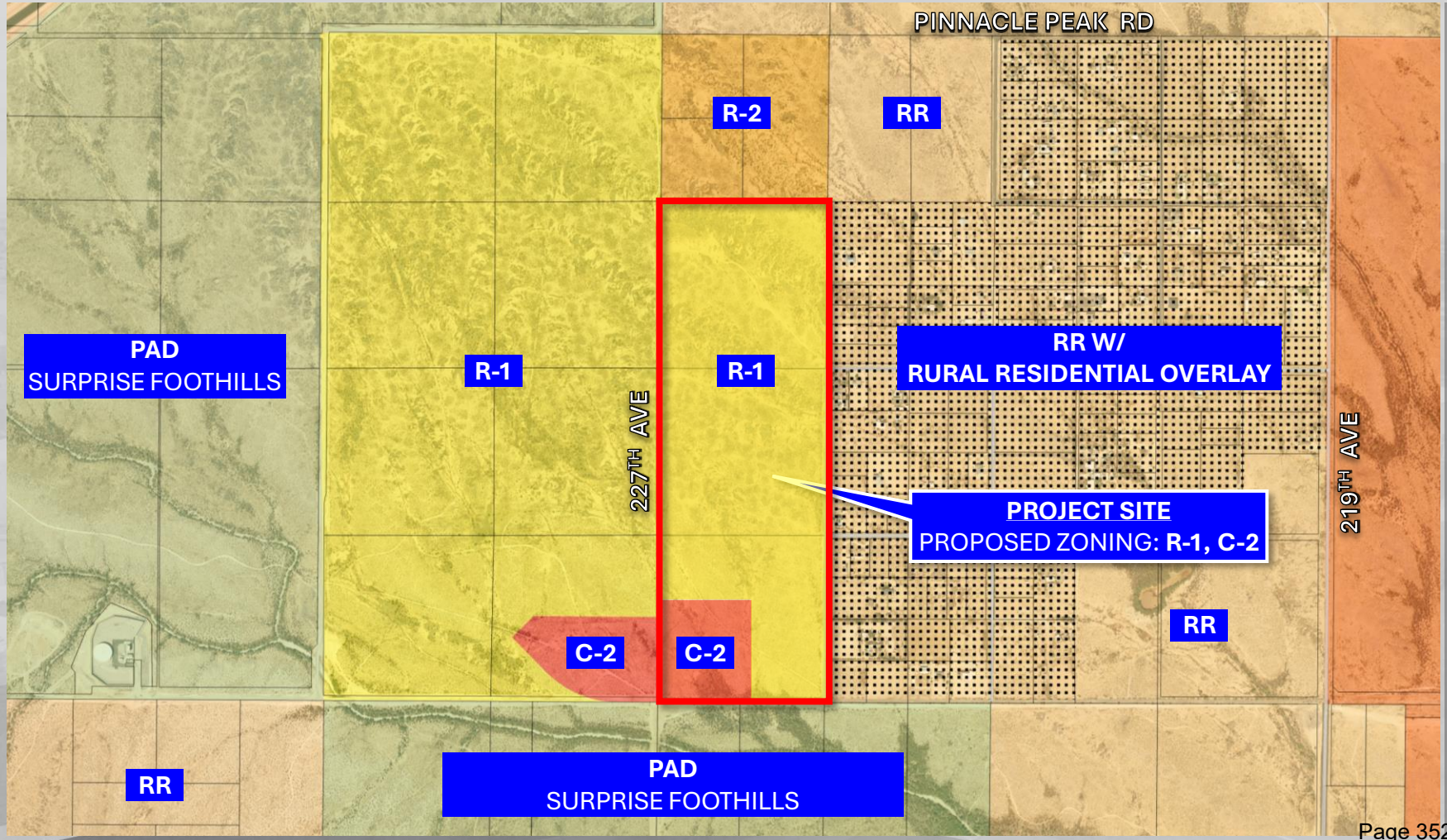
Attachments:
01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Rezone Narrative
05 Luke AFB comments
06 Citizen Outreach Report - REDACTED
07 Affidavit of Site Posting
08 Ordinance# 2026-08
09 P&Z Recommendation
PPT



FS24-1433 VICINITY MAP



FS24-1433 ZONING MAP



FS24-1433 ZONING MAP

SURPRISE 120

REZONING NARRATIVE

Site Analysis | Proposed Zoning and Conceptual Land Use Plan | Regulatory Development Standards

CASE #: FS24-1433
1ST SUBMITTAL: OCTOBER, 2024
2ND SUBMITTAL: FEBRUARY, 2025
3RD SUBMITTAL: JUNE, 2025

PRESENTED BY:

RVi Open the Outdoors

GB

ATWELL

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Figure 2: Aerial Photograph of Site
Figure 3: 2040 General Plan Land Use Map
Figure 4: Existing Zoning Map
Figure 5: Regional Transportation Plan
Figure 6: Luke Air Force Base Graduated Density Analysis
Figure 7: Proposed Zoning Map
Figure 8: Development & Open Space Plan

1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of AZ Realty Land Holdings, LLC, is pleased to submit this rezoning application for an approximately 120-acre property on the northeast corner of Deer Valley Road and 227th Avenue to change the zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) in accordance with the City of Surprise Land Development Ordinance.

Organizational Structure

This rezoning narrative will provide the framework for future development of the Subject Site. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed Zoning and Conceptual Land Use Plan
- Regulatory Development Standards

The proposed development complies with the 2040 General Plan and does not include deviations to the land use and regulatory development provisions outlined in the Surprise Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS) Manual.

2. SITE ANALYSIS

Site Location and Zoning

The subject property is approximately 120-acres and is located at the northeast corner of Deer Valley Road and 227th Avenue. See ***Figure 1: Regional Vicinity Map*** for the property location and regional context.

The Assessor Parcel numbers affiliated with the property include APN#'s 503-81-031D, 503-81-029D, and 503-81-029C. The property is located within the City of Surprise Special Planning Area 3 (SPA-3) for water and sewer service and is currently vacant desert land. The property has no approved final plats or infrastructure serving the site. See ***Figure 2: Aerial Photograph of Site.***

The subject site is surrounded by vacant land. To the south lies the Mesquite Mountain Ranch PAD, which is currently undergoing a rezone to Residential Medium Density (R-2) under case #FS24-0765 where adjacent to the site. To the west is the Surprise 320 property, zoned Residential Low Density (R-1), Residential Medium Density (R-2), and Community Commercial (C-2). To the north is Desert Moon Estates, zoned Residential Medium Density (R-2), To the east of the subject site is a Rural Residential (RR) community. See ***Figure 3: Existing Zoning Map.***

General Plan Land Use Designation

The City of Surprise 2040 Land Use Map designates the Subject Site as Neighborhood Character Area as depicted in ***Figure 4: General Plan Land Use Map***. The proposed development plan is in conformance with the 2040 General Plan land use designation and character area and no General Plan amendment is required. ***Table 1: Existing and Surrounding Land Uses*** provides a breakdown of the existing surrounding land uses and zoning. The nature of the surrounding area is reserved for residential and neighborhood commercial development which is consistent with the proposed rezoning for the Subject Site. Additionally, the rural enclave community to the east is protected under the City's new Rural Residential Overlay, which will dictate certain development standards addressed later in this document.

TABLE 1: EXISTING AND SURROUNDING LAND USES

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
Site	Neighborhoods	Rural Residential (RR)	Vacant
North	Neighborhoods	Desert Moon Estates (R-2)	Vacant
South	Neighborhoods	Mesquite Mountain Ranch (PAD)*	Vacant
West	Neighborhoods	Surprise 320 (R-1, R-2, & C-2)	Vacant
East	Neighborhoods Rural Residential Overlay	Rural Residential (RR)	Rural Enclave Community

**Currently undergoing rezoning to R-2*

Existing Pre-Development Conditions

The Site is relatively flat, vacant, and undeveloped. There are a couple minor, non-regulated wash corridors bisecting the site, one near the middle of the property and one near the southwest corner, both in a northwest to southeast direction.

Drainage: The Project is located within an area that was studied in detail in the Wittman Area Drainage Master Plan update, (Dated 2009). Existing drainage flows from the northeast to the southwest. About a mile to the northwest is the CAP canal that cuts off flows. As such there several smaller watersheds are located immediately north and west within the Surprise 320, Buena Vista Ranch and Surprise Foothills developments that impact the western portion of the Project site. Generally, these flows continue to flow through the site in a southeasterly direction. The majority of the flows will exit through the southern property line of the Project and combine with the adjacent wash, Wash 5 West. Wash 5 West is a significant drainage corridor that receives runoff from the northern face of the White Tanks Mountains and overflow waters from an existing overchute over the CAP canal. Due to the magnitude of the flows, FEMA has designated a Special Flood Hazard Area along the alignment of this wash.

The project is located in both Flood Zone X-Shaded and A. Flood Zone X-Shaded is defined as "area outside of 0.2% annual change flood; areas of 1% annual chance flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual change flood." Flood Zone A is defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, no base flood elevations determined."

Existing Roads, ROW and Utilities: The subject site is located at the northeast corner of the future Deer Valley Road and 227th Avenue. Currently the only fully improved roadway network near the Subject Site is Sun Valley Parkway; a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. Portions of 219th Avenue, 227th Avenue, and Beardsley Road in the vicinity of Mesquite Mountain Ranch are partially constructed or in the process of being constructed. All other roadways in the study area are unimproved and without full right-of-way dedication necessary for development according to the Surprise 2040 General Plan's roadway classification map.

The recently approved Surprise 320 zoning case to the west (FS22-0344) has committed to dedicating the west half street right-of-way for 227th Avenue and contributing their fair share of improvements based on their project timing and requirements at the time of platting.

School Districts: The Subject Site is in the Wickenburg-9 Elementary School District and the Wickenburg Unified High School District. The closest public elementary school within the Wickenburg-9 Elementary School District is the Festival Hills Elementary School located at 26252 W Desert Vista Blvd, Buckeye, Arizona, 85396 and is approximately six miles from the Subject Site. The closest middle school is the Vulture Peak Middle School, located at 925 South Vulture Mine Road. Vulture Peak Middle School is in Wickenburg. The closest high school Wickenburg High School, located in Wickenburg at 1090 South Vulture Mine Road.

There are two K-8 schools planned within the Surprise Foothills community approximately 2-miles southwest of the site, and another school planned within the Desert Trails community one mile east of the site.

Arizona is an open enrollment state, which means parents can enroll their children in schools outside of their home school and home district boundaries, space permitting. Due to this, students at Surprise 120 have the option to attend schools within the Dysart or Nadaburg Districts, which may be closer than Wickenburg district schools.

Fire, Police, and Refuse Service: Surprise 120 is within the municipal service area of the City of Surprise. As such, Surprise will provide fire, police, and residential refuse service to the property. The closest fire stations include Stations 303 or 306, both located approximately 11-13 +/- miles from the site. Buckeye also has Fire Station #704, approximately 6 +/- miles from the property. Nearby there is a fire station planned as a part of the Surprise Foothills development approximately 2 +/- miles to the west, and a fire station planned as part of the Ana Mandara development approximately 3 +/- miles to the southeast. Additionally, fire station #304 is at the SWC of 163rd Avenue and Happy Valley Road, as well as two fire stations planned at the NEC of Norfold and 183rd Ave, and at Deer Valley Road and 195th Ave.

Water and Sewer Service: Surprise 120 is located within Special Planning Area 3 (SPA-3) in the City of Surprise. SPA-3 is generally located north of Bell Road, west of Beardsley Canal, south of Grand Avenue and Central Arizona Project Aqueduct, east of 259th Avenue and encompasses approximately 59 square miles.

Electricity: APS is the service provider in the area. There is no existing service for this site, although APS has approved two new sub-station locations to help serve the northwest Surprise area. Both sub-stations are located approximately five (5) miles directly east and west of the property. These improvements are planned to be built as development occurs in this area. An additional substation will be constructed on the east side of 227th Avenue directly north of the wash that intersects Mesquite Mountain Ranch.

Luke Air Force Base Compatibility Analysis: To protect the long-term viability of Luke Air Force Base (LAFB), a concept of graduated residential densities adjacent to their base and active auxiliary fields has been developed. The Graduated Density Concept (GDC) provides guidelines for residential development up to and surrounding the "high noise and accident potential zone," commonly referred to as the 65 DNL line, as defined by ARS 28-8461, which may limit future operations of the U.S. Air Force. In the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL are to be as follows:

- A maximum of two dwelling units per acre from the 65 DNL to a ½ mile zone (Zone A).
- A maximum of four dwelling units per acre from the ½ mile to 1 mile zone (Zone B).
- A maximum of six dwelling units per acre from the 1-mile to 3-mile zone (Zone C).

Based on the noise contours published by Luke AFB, the property is located mostly within the 1-mile to 3-mile zone (approximately 119.0 acres), with a small portion at the far northeast corner within the ½ mile to 1-mile zone (approximately 0.9 acres). As such, a maximum of approximately 719 units are permitted in accordance with the GDC policy.

Table 2: Luke AFB GDC Density & Unit Count Analysis above provides the summary analysis of the Luke AFB density and unit count requirements per the GDC.

TABLE 2: LUKE AFB GDC DENSITY & UNIT COUNT ANALYSIS

LAFB ZONE	GROSS AC.	LUKE MAX DENSITY	LUKE MAX UNITS
A	0.0	2.0	0
B	0.9	4.0	4
C	119.0	6.0	714
TOTAL	119.9	-	718

Christopher Toale, Director with Luke Air Force Base Community Initiatives has indicated, based on a review of the proposed development, that the proposed development meets their density requirement and that they look forward to the upcoming submission to the City of Surprise so they can provide formal comments on the request.

See ***Figure 6: Luke Air Force Base Compatibility Map*** for the location of the various noise contours and density restrictions associated with them overlaid on Surprise 120.

3. PROPOSED DEVELOPMENT PLAN

In accordance with the Surprise LDO, the proposed project seeks to establish residential and commercial zoning districts consistent with the LDO. No deviations are proposed as part of this application and all development will follow the LDO and PEDS Manual as prescribed.

Conceptual Development and Open Space Plan

The subject site is laid out in consideration of the opportunities and constraints affiliated with the property and surrounding area. The property's southwest corner is located at the intersection of two major arterial roadways (Deer Valley Road and 227th Avenue.) As such, it is appropriate to provide a community commercial parcel (12.3 acres as C-2 zoning) at the intersection to provide opportunity for local and community-scaled good and services at this highly visible and accessible intersection. This is the same zoning approved at the northwest corner of this intersection within the Surprise 320 property. The remaining 107.6 acres of the site is single-family residential (R-1 zoning) with a plan to provide traditional single-family detached residential development.

The property's entire eastern edge directly abuts the City's newly adopted Rural Residential Overlay in the 2040 General Plan. As per Section 2.6.A of the PEDS, a 150-foot open space buffer will be provided along the eastern property line where adjacent to RR zoning. This buffer will be measured from the existing property line, and may include drainage, retention, utility easements, trails, and landscaping. A 10' natural surface equestrian trail is being proposed within this buffer. The treatment of landscaping, perimeter screen walls, etc. will be coordinated with the City and the property owners to the east. Additionally, no more than 50% of the first row of homes along the eastern perimeter will be 2 story, and no more that 3 two-story homes shall be provided in a row to provide visual break to the western viewshed.

There will be two full access points from the residential portion of the site out onto 227th Avenue, and 3/4 access points off of both 227th and Deer Valley Road into the commercial parcel.

The Subject Site shall include multiple opportunities for active and passive recreation, as well as pedestrian connectivity for internal access. This open space programming will be incorporated and detailed further during the preliminary and final plat process as development occurs. Currently an 8' paved central spine trail is proposed to connect the various amenities within the site. See ***Figure 6: Conceptual Development and Open Space Plan***.

All required minimum open space requirements will be met and all design and development elements will be in accordance with the Surprise LDO and PEDS requirements as prescribed. The articles within the PEDS shall apply where applicable and will govern the general site design and development, open space design, circulation design, landscape, and streetscape design, building form and architecture of a development in addition to other elements as required within the LDO.

Zoning Base Districts

A combination of Residential Low Density (R-1) and Community Commercial (C-2) is proposed for the property. This development will be regulated by the LDO in accordance with the R-1 and C-2 zoning district requirements. This falls within the Suburban Neighborhood category's allowed density range of 2.0 to 8.0. A detailed description of these districts are provided below. See ***Figure 7: Proposed Zoning Map***.

TABLE 3: LAND USE SUMMARY	
ZONING	**GROSS AC.**
R-1	107.6 AC.
C-2	12.3 AC.
TOTAL	119.9 AC.

Residential – Low Density (R-1)

The Residential Low Density (R-1) zoning district provides areas for single-family homes on varying lot sizes and a mix of densities together with schools, parks, and other public services necessary for suburban residential neighborhoods.

Community Commercial (C-2)

The community commercial (C-2) zoning district provides for retail, office, and service activities to satisfy the needs of the community, intended to create a pedestrian friendly, neighborhood environment, and tax base for the city of Surprise.

General Development Standards

All general development standards within the Surprise LDO will shall govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1.

Proposed Regional Transportation Improvements

In discussion with the City of Surprise and in conformance with the City's 2040 General Plan, the following is a summary of the regional roadways within or adjacent to the Subject Site. See ***Figure 8: Proposed Regional Transportation Plan.***

Deer Valley Parkway: Deer Valley Parkway is designated as a major arterial street with a 136-foot right-of-way (68-feet north half street). Improvements to Deer Valley Parkway will ultimately extend east and west from the subject site , providing a regional east/west corridor through the area.

227th Avenue: 227th is designated as a major arterial with 136-feet of total right-of-way (68-feet east half street), connecting south from Sun Valley Parkway and running along the western boundary of the property. It will be constructed down to Sun Valley Parkway as primary access per Surprise EDS Detail 3-02. This development will contribute to the future traffic signal at Sun Valley Parkway and 227th Avenue.

225th Avenue: 225th is a local street alignment that currently exists as a paved private road with no dedicated right-of-way from Deer Valley to Williams Road, and continues north for an eighth mile as a dirt road within a 40' eastern half street right-of-way. The Surprise 120 project will dedicate a 27.5' half street along the east edge of the property if required by the city, but will not be responsible for constructing any roadway improvements, and will not be providing any connections from the new development onto 225th.

Site Access + Circulation

As required by City of Surprise Transportation Planning and Traffic Engineering, the developer will be responsible for submitting a Master Street Plan showing turn lanes, medians, and street widths as well as a full Master Site Plan showing the on-site traffic and pedestrian circulation, and emergency vehicle access. These documents will include two geographically separated points of vehicular access from the Site to an existing public roadway.

The developer will continue to work with staff to provide appropriate primary and secondary access to the Site with each phase of development. Primary access will be on 227th Avenue from Sun Valley Parkway to the property. Secondary geographically separated access will partially depend on timing between the various projects entitled in this region of Surprise, but will likely include the extension of Deer Valley Parkway from 227th Avenue east to 219th Avenue, which currently provides access to Sun Valley Parkway. Additionally, Desert Trails has the obligation to build Deer Valley Parkway from 219th Avenue to 195th Avenue with its first phase of development, ultimately connecting Deer Valley Parkway to Grand Avenue further to the east. While the Surprise 120 project does not control the timing of this extension, first phase plats have already been submitted to the City for Desert Trails, so it is likely this connection will be available at the time of Surprise 120's development, providing additional access options from the east.

Since it is unknown what surrounding roadway improvements will exist at the time of Surprise 120's development, the applicant requests the right to explore additional alternatives to the geographically separated secondary access points, and will coordinate with City staff on an acceptable route.

Construction Sequencing and Maintenance of Traffic Exhibit

During every phase of construction of this development the developer will ensure that traffic flow will be maintained on all existing arterial and collector roadways. A detailed description of how and when this will be accomplished will be provided during the platting process along with a Construction Sequencing and Maintenance of Traffic Exhibit.

Utilities & Services

Drainage: The Project will be developed to provide onsite retention for the 100-year, 2-hour storm event, including the adjacent portions of Deer Valley Road and 227th Avenue. Offsite flows that impact the site will be routed through the site to historical points of discharge such that no adjacent properties will experience adverse impacts due to the development.

Water & Sewer: Preliminary Water and Sewer Reports have been prepared and are included with the rezoning submittal package as a separate attachment.

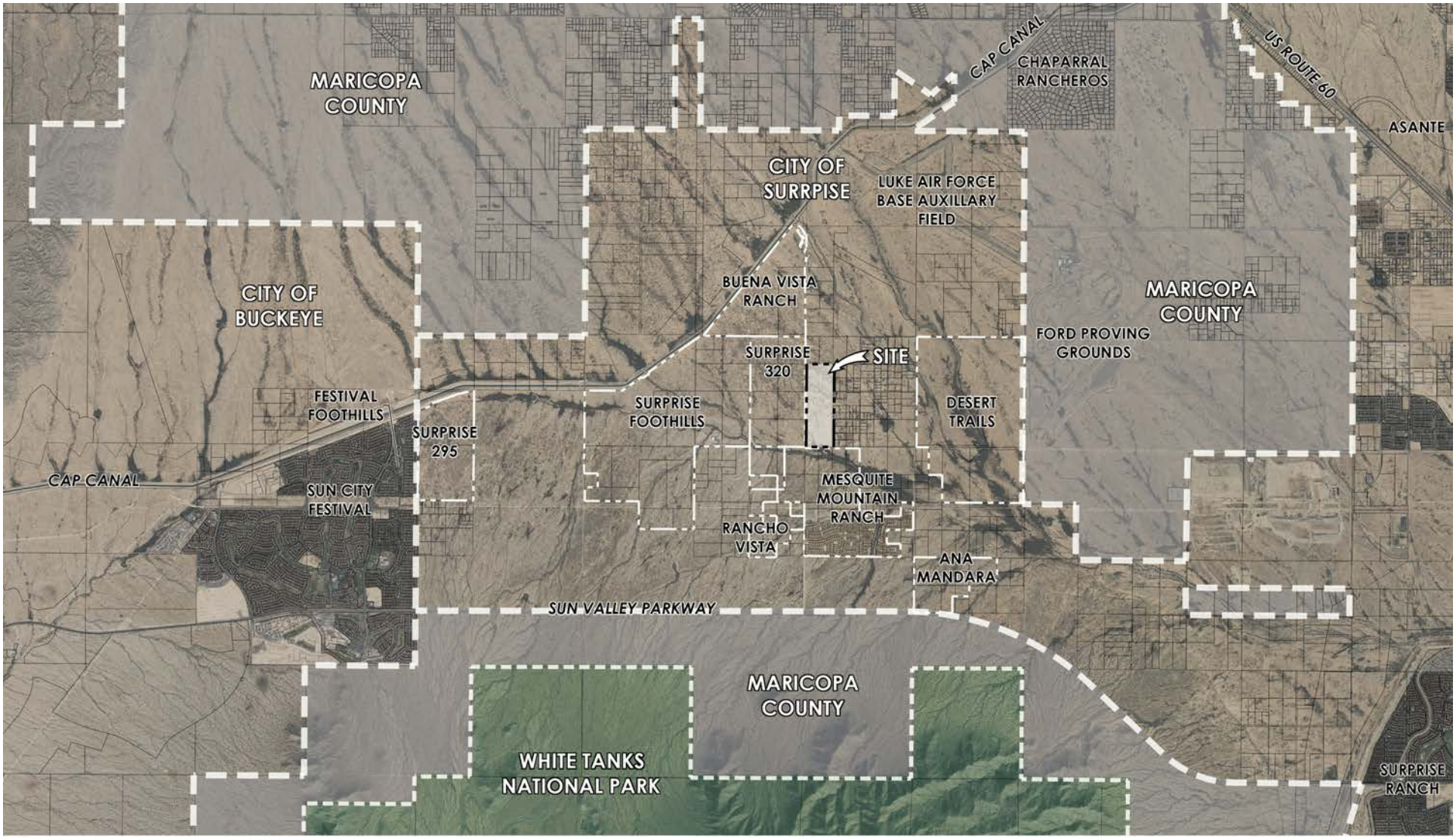
Environmental Inventory Plan

Class 1 cultural and biological reports have been completed and included in the rezoning package as a separate attachment. A Native Plant Inventory will be provided in the Preliminary Plat stage as agreed to by Surprise staff.

4. CONCLUSION

The proposed rezoning application seeks to encourage future development consistent with the City's 2040 General Plan, current market demands for the area, and surrounding developments. The project shall establish appropriate buffers to ensure compatibility with existing residences, including a 150' perimeter buffer from the neighboring Rural Residential Overlay. The project team has coordinated with City staff regarding the regional transportation system in a rapidly growing area of the City of Surprise. The proposed development plan and zoning is designed to offer multiple lot sizes at a density permitted within the neighborhoods land use designation. The proposed project evaluated all the existing and proposed conditions of the site and surround area to ensure compatibility within this growing area of Surprise.

FIGURE 1: REGIONAL VICINITY MAP



NTS

FIGURE 2: AERIAL PHOTOGRAPH OF SITE

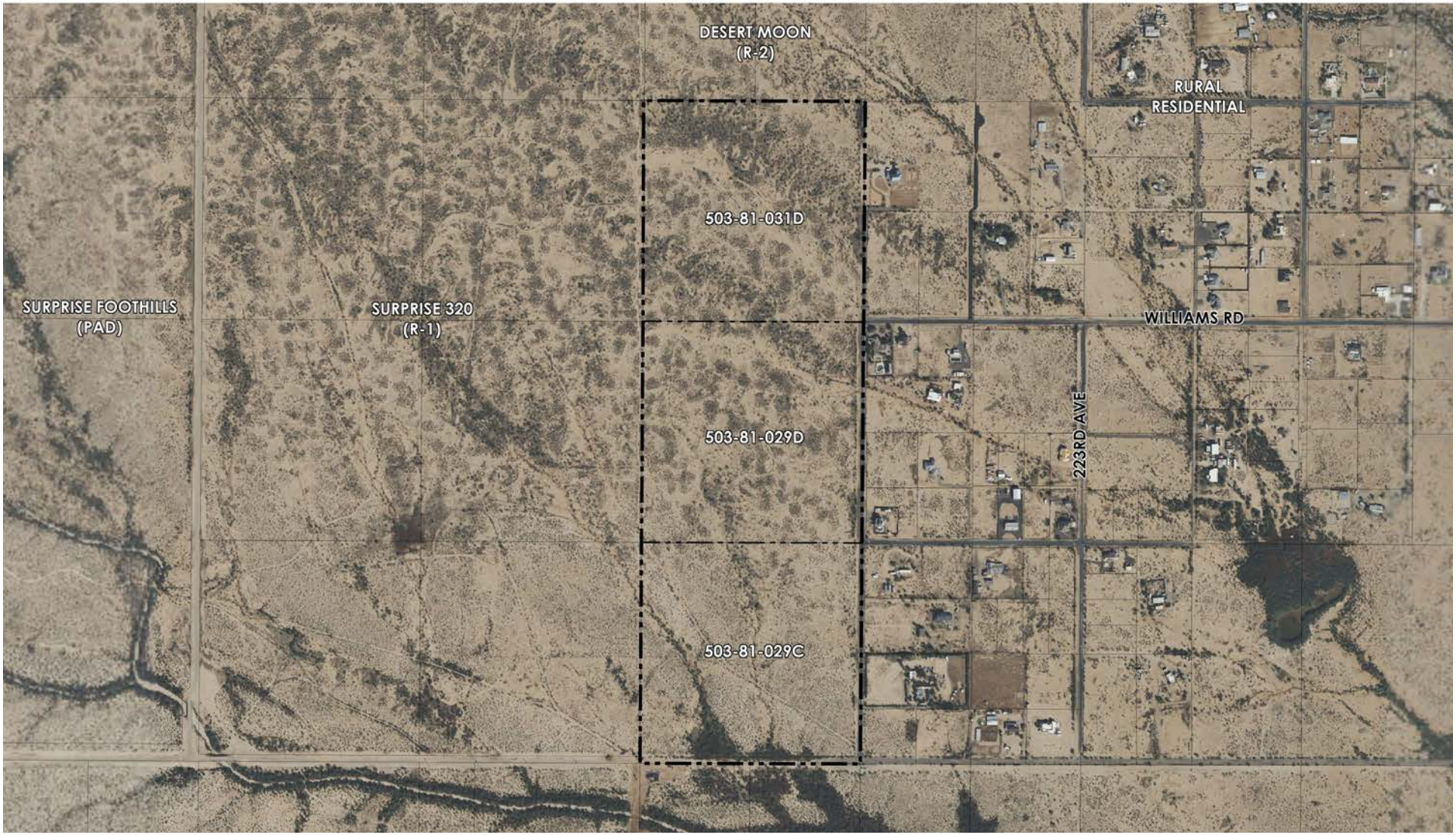


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FIGURE 3: EXISTING ZONING MAP

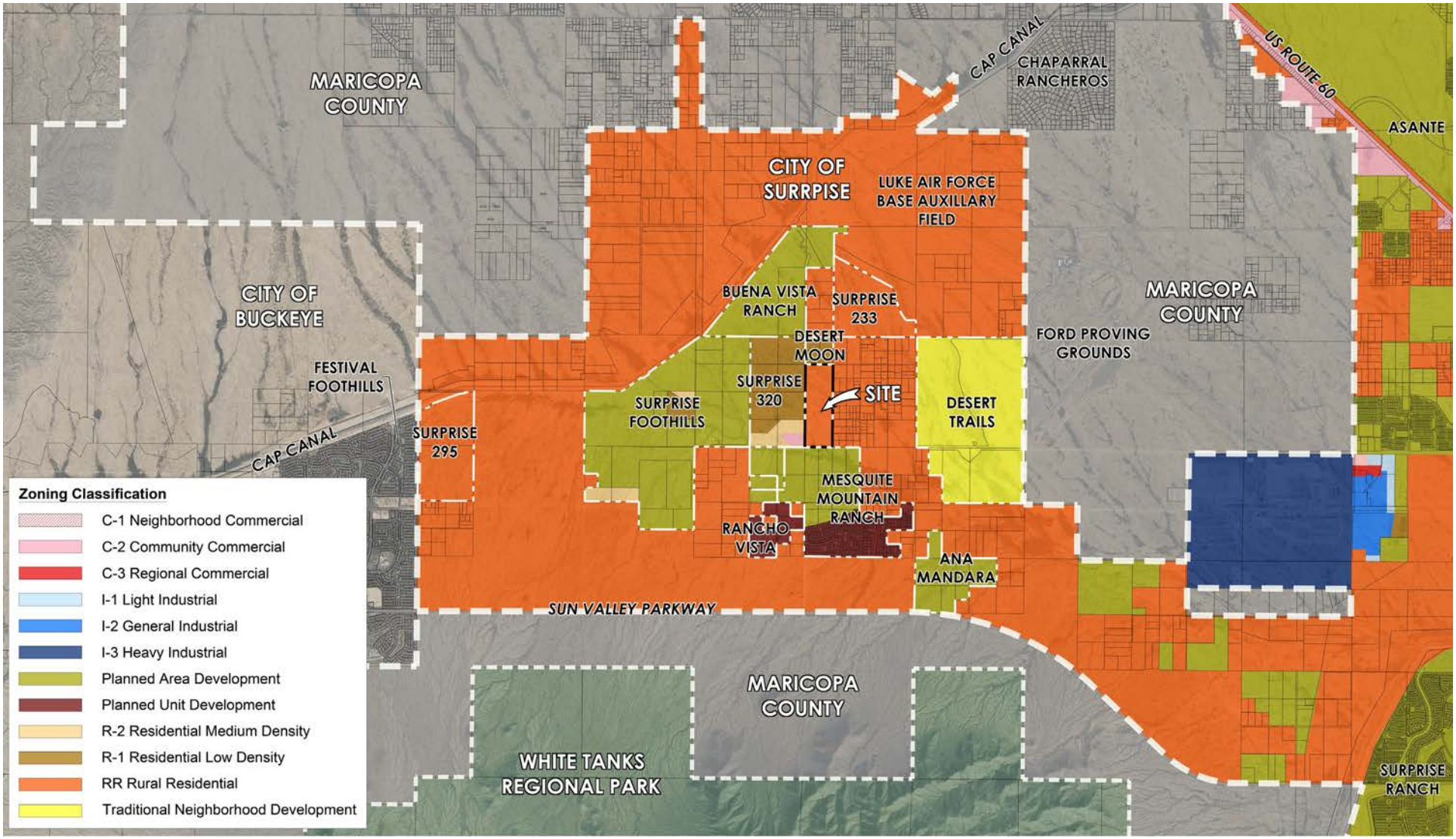

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FIGURE 4: 2040 GENERAL PLAN LAND USE MAP

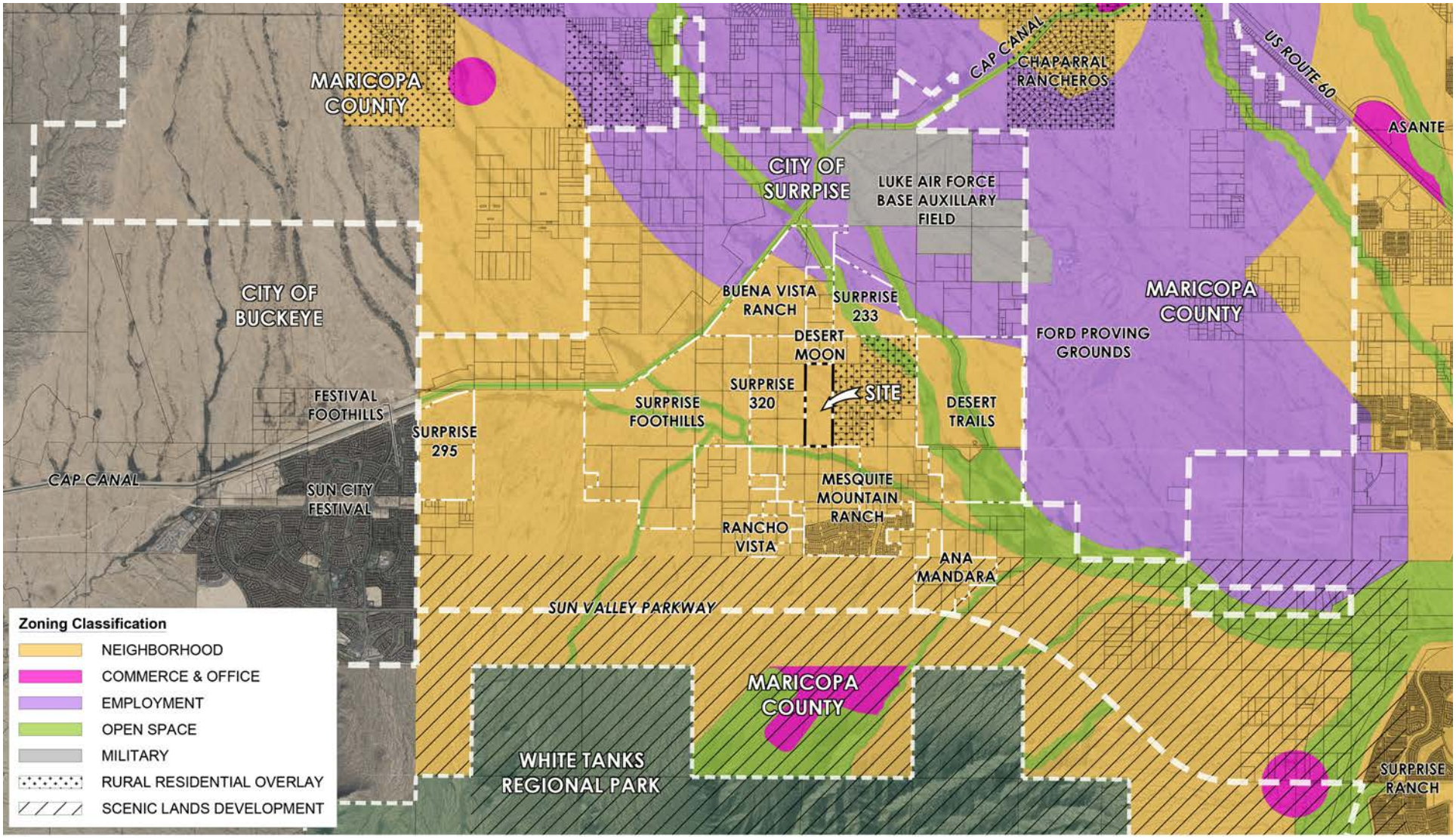

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FIGURE 5: LUKE AIR FORCE BASE GRADUATED DENSITY ANALYSIS

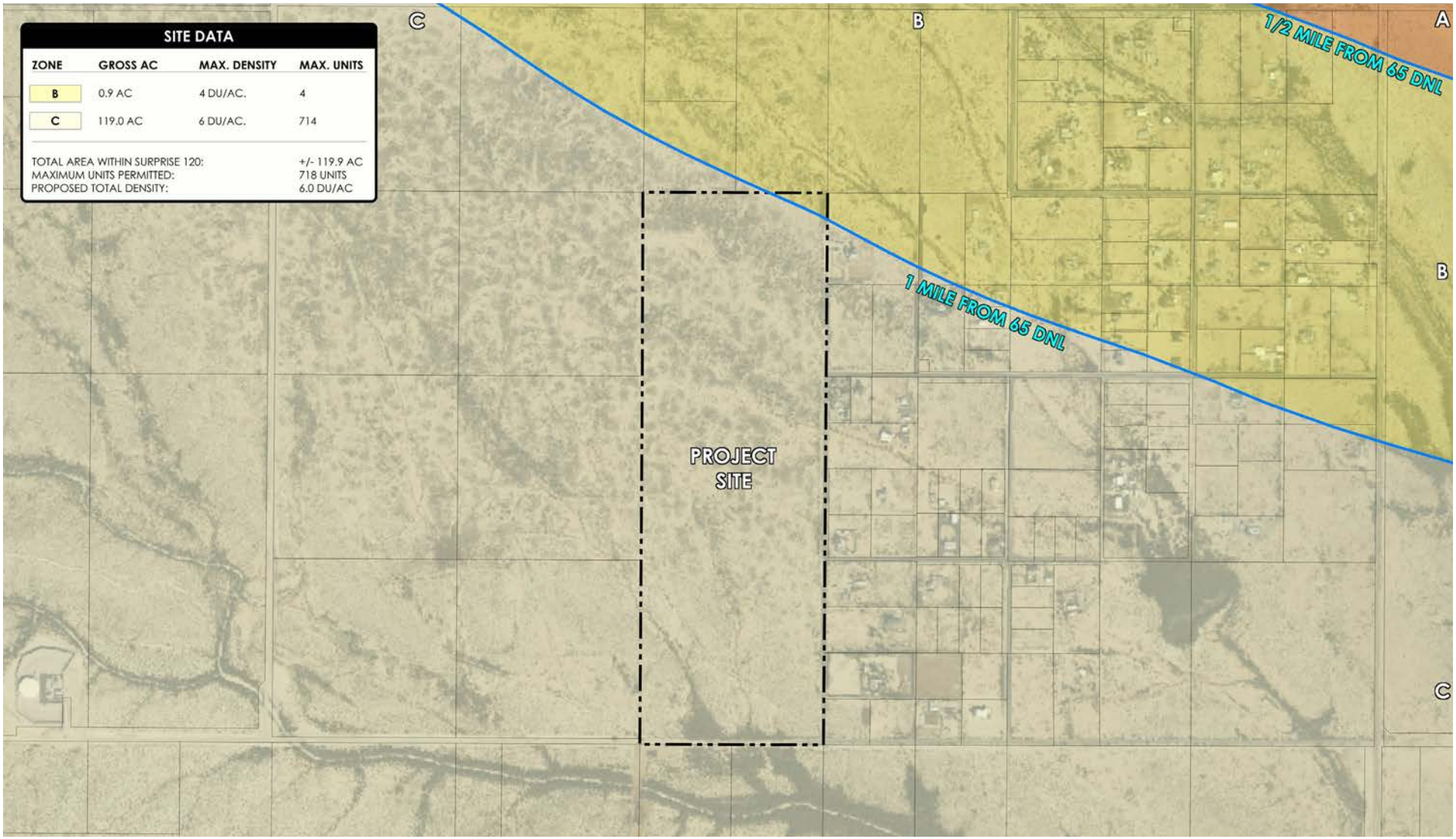

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FIGURE 6: DEVELOPMENT & OPEN SPACE PLAN

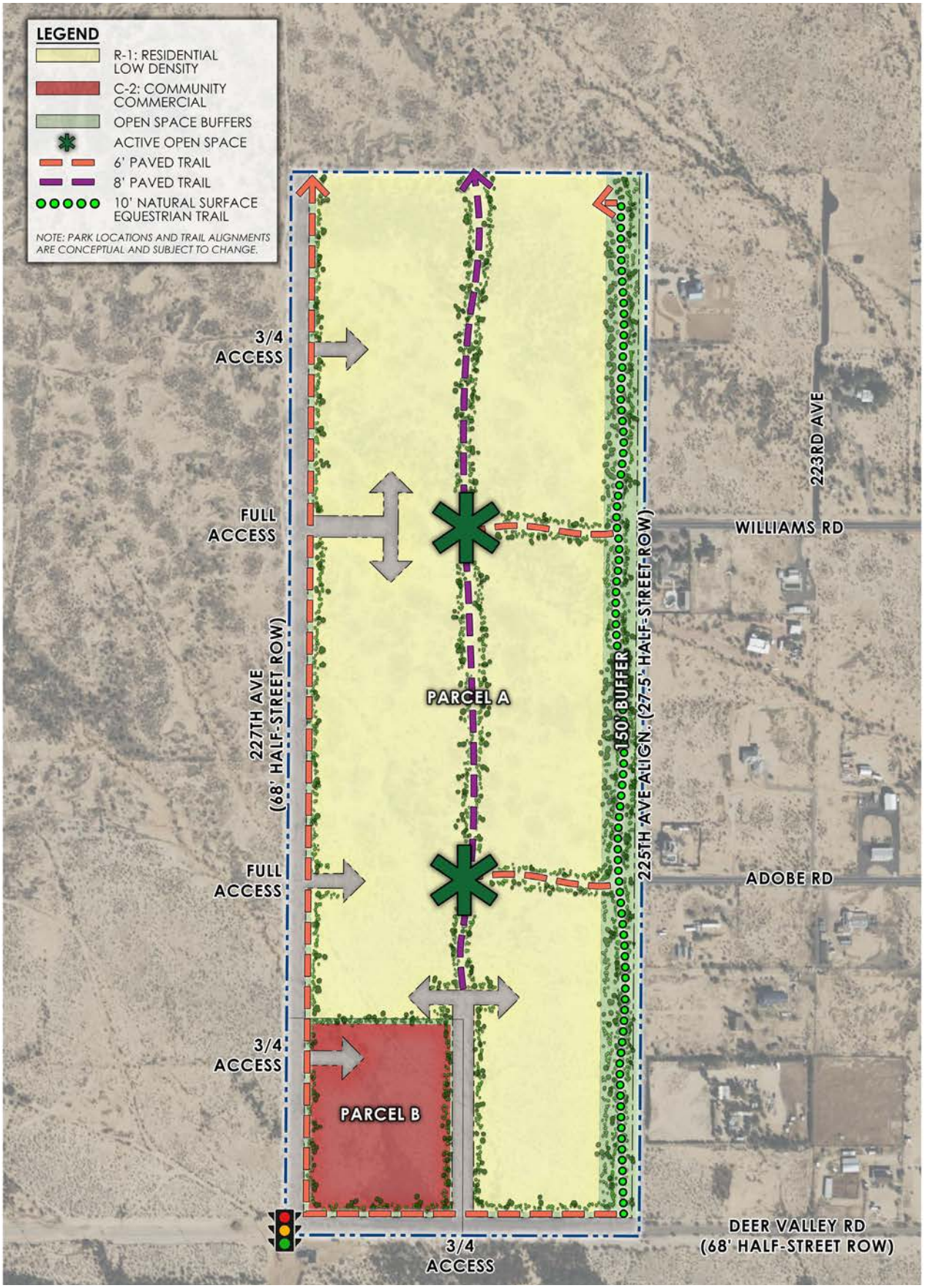

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FIGURE 7: PROPOSED ZONING MAP

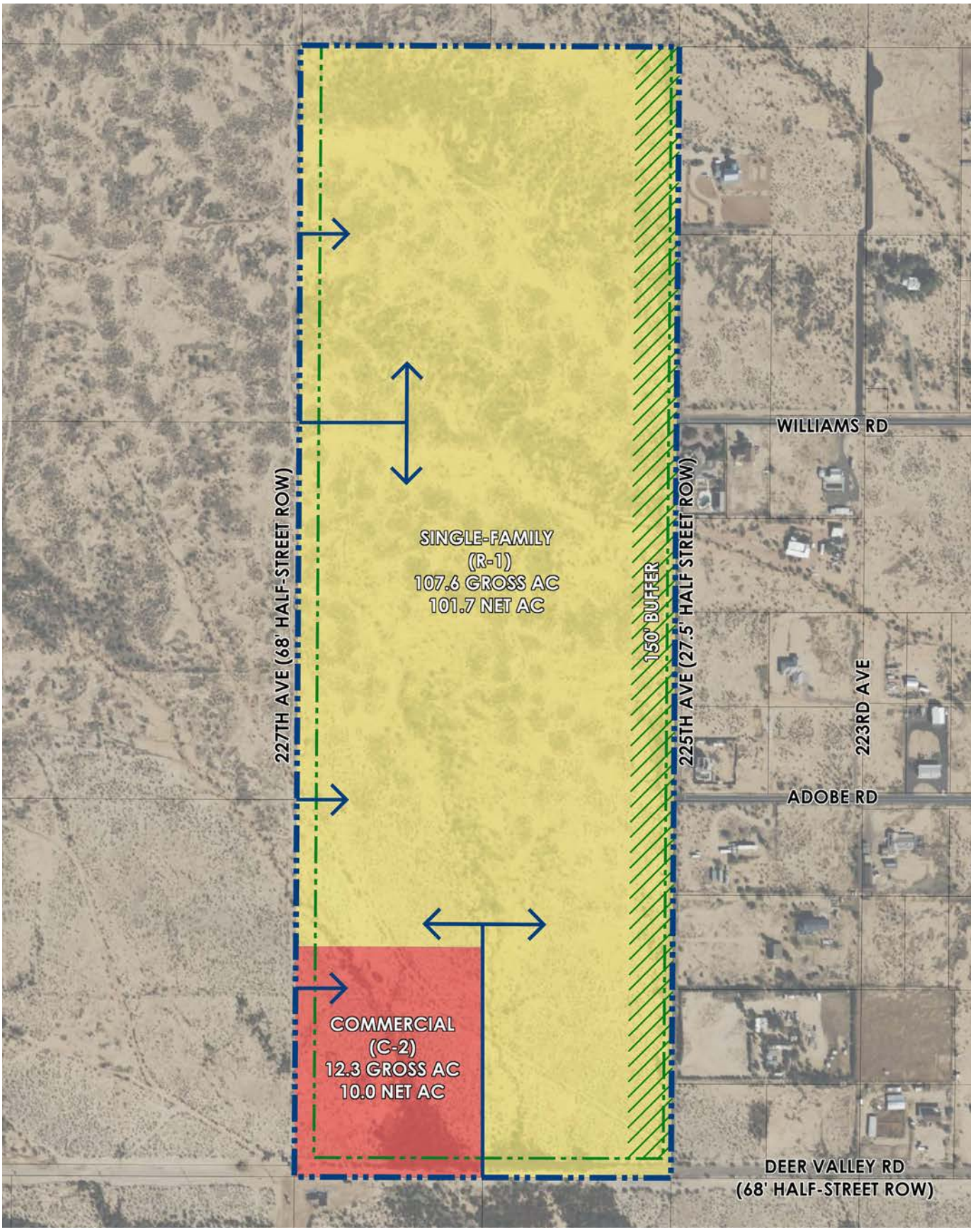

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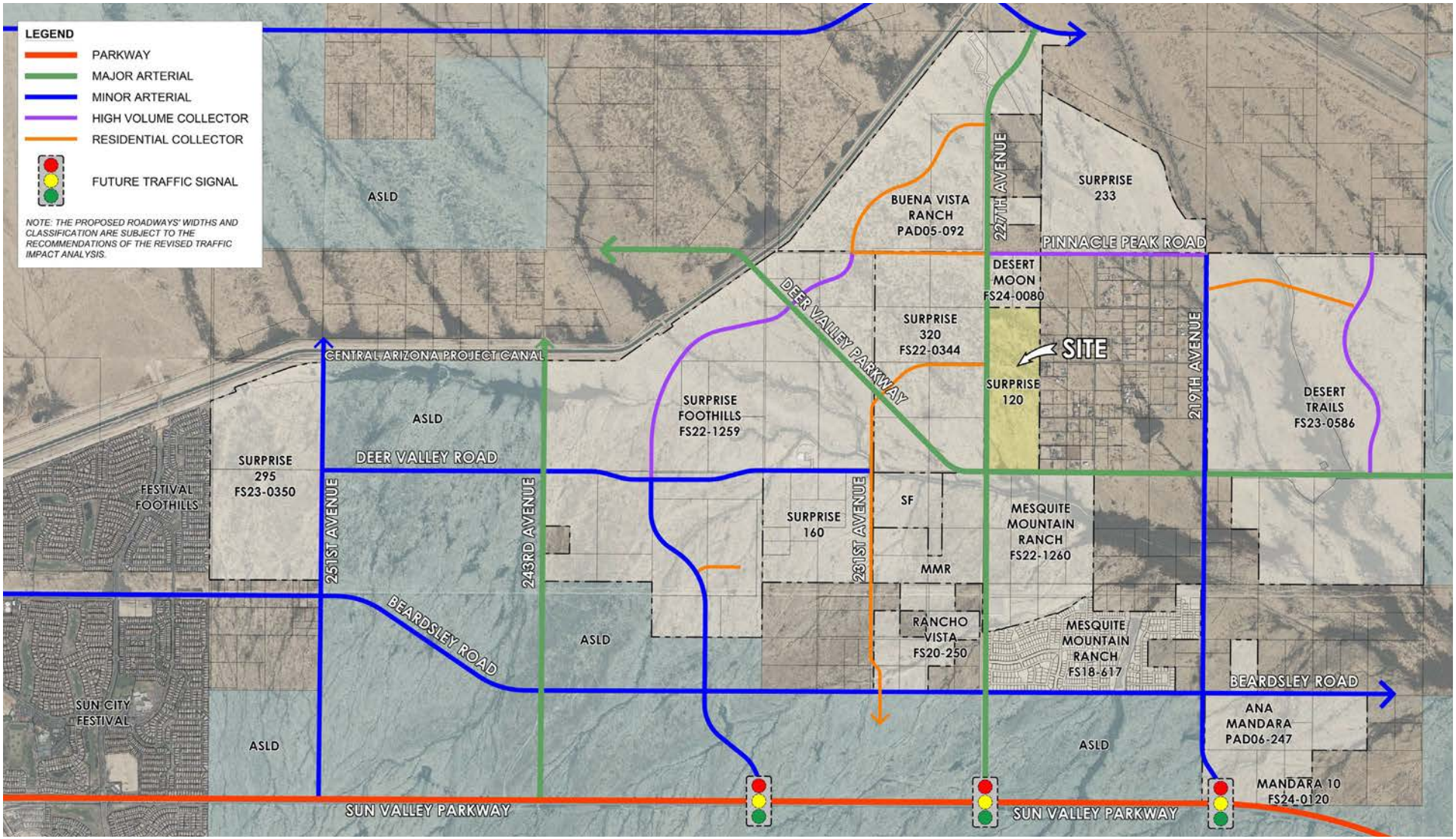
FIGURE 8: REGIONAL TRANSPORTATION PLAN



NTS

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

20 June 2024

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Alyssa Carpenter
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: CR24-0756; Surprise 120 (APNs: 503-81-031D, 503-81-029D, 503-81-029C)

Dear Ms. Carpenter

Thank you for the opportunity to provide comments on the concept review for Surprise 120. The request is to rezone 120 acres of vacant rural residential land to 12.3 acres of commercial property and 107.7 acres of R-1 residential lots. The project narrative proposes the development of 719 homes. The site is located at the northeast corner of 227th Avenue and Deer Valley Road in Surprise, AZ. The site is approximately 1-mile outside the Luke AFB Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

The applicant has calculated the density across the full 120 acres. However, when applied to only the residential acreage, this results in a density of 6.68 du/ac. This density above 6 du/ac will negatively impact the flying operations of Luke AFB. A density of 6 du/ac across 107.7 acres of proposed residential land resulting in 646 homes would not negatively impact the flying operations of Luke AFB.

We respectfully request the opportunity to review future development applications. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend a strong notification

program on the part of the applicant to inform any potential occupant(s) about Luke AFB operations.

If there are any questions, please contact Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2024.06.20 12:58:45 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

CITIZEN PARTICIPATION REPORT

Surprise 120 Rezoning

Surprise, AZ
March, 2025
FS24-1433

Introduction

Every Type 3 development application (which includes rezoning applications) in the City of Surprise requires a neighborhood meeting. As such, these applications also require a Citizen Participation Report designed to detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to Surprise 120, case number FS24-1433.

Public Outreach

One neighborhood meeting was held for this project on February 27th, 2025 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below. Additionally, two on-site signs were posted on the property in accordance with the sign posting requirements.

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Thursday February 27th, 2025 – 6:00 PM

The following exhibits are included as part of the Citizen Participation Report:

- Sign-in sheet as **Exhibit A: Neighborhood Meeting Sign in Sheet**
- Citizen Comment Cards as **Exhibit B: Comment Cards & Responses**
- Site posting affidavit and photos as **Exhibit C: Sign Posting Affidavit & Photos**
- Exhibits presented at the Meeting as **Exhibit D: Meeting Presentation Exhibits**

Summary of Neighborhood Outreach Efforts

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. The project attorney gave a presentation and answered questions from the attendees throughout. The following section highlights the questions asked and the responses from the applicant.

Meeting Documentation

The meeting officially began at 6:00 PM. There were 6 people in attendance at the start of the meeting, and 7 more attendees joined during the presentation. The following section includes a list of topics that were discussed, and the responses given by the applicant and The City.

Question: What are the cross streets of this project?

Response: Deer Valley Road and 227th Avenue.

Question: How big is the existing commercial parcel caddy corner to this site?

Response: About 14-acres, about big enough for a grocery store.

Question: How big is the commercial site you are proposing with this project?

Response: 10-acres for local commercial like shops or convenience stores. Its not big enough for a big box store.

Question: Why do we need more commercial?

Response: The amount of homes going into this area supports the commercial use and also it is the intersection of two major arterials.

Question: Isn't Ana Mandara supposed to have a bunch of commercial? Why do we need it all up here?

Response: Ana Mandara has over 30-acres of commercial which is a completely different scale of commercial development that attracts different users.

Question: Can you clarify which R-1 category you're proposing.

Response: Per the city's zoning ordinance, any R-1 lot category will be allowed. The lot sizes will be determined at platting.

Question: Where is your access?

Response: We have one ¾ access off of Deer Valley shared between the commercial and residential parcels. There are three access points off of 227th, two full access and one ¾ access. There is one ¾ access point to the commercial off of 227th. While right-of-way will be dedicated for 225th Avenue, there will be no vehicular access and no roadway improvements with this project.

Question: When was the zoning approved?

Response: The zoning we are proposing has not yet been approved. The existing zoning is RR which was the default when the City of Surprise originally annexed the property.

Question: How many houses per acre is R-1?

Response: Probably around 3-3.5 du/ac. We haven't lotted the site yet but we will provide a conceptual lotting plan for zoning commission.

Question: Are you just going to dump these people out onto Sun Valley Parkway? Its going to end up just like 163rd.

Response: Our primary access will be 227th Avenue, which will ultimately be a major arterial. It's interim stage built with this project will be 4 lanes. Sun Valley Parkway is a county road that will be improved to a 6-lane parkway. Deer Valley will be extended east with the development of Desert Trails, and will be connected from 1219th to 227th with the development of Mesquite Mountain Ranch.

The big difference between this area and 163rd is that 163rd is the only access onto the US60 for Asante. There are other access points planned, but because they have to cross the railroad they are very expensive and complicated to construct. We have done extensive planning in conjunction with City staff to ensure there will be multiple access points down to Sun Valley Parkway with the development of the projects in this region. The City is requiring development agreements with all of these projects to lock in

the responsibility and funding for these roadways before approval. By providing lit intersections at 219th, 227th, Foothills Boulevard, 243rd, and 251st we will prevent the type of congestion that exists at 163rd today.

Question: How are you going to get across the wash?

Response: We are going to build a bridge- it is required to be a dry crossing. Mesquite Mountain Ranch will likely extend 227th up to Deer Valley first.

Question: Are all of these roads going to be four lanes?

Response: Deer Valley Parkway, 227th Avenue, and 243rd Avenue will be 6-lane major arterials. Deer Valley Road to the west, 219th Avenue, 251st Avenue, and Beardsley Road will be 4-lane minor arterials.

Question: Will 227th or 219th cross the CAP?

Response: No, 227th will connect up to Happy Valley which crosses the CAP, and 219th dead ends at the Luke Airfield.

Question: Why is 227th a major arterial if it dead ends?

Response: We are just following the City's regional transportation plan.

Question: Can the perimeter trail include equestrian access?

Response: We can take a look at adding that.

Question: How will the buffer be landscaped?

Response: We aren't at the design stage yet and it will probably be designed by whoever buys the property after zoning but I'm sure the builders will work with you.

Question: This project hasn't been zoned before so why can't it be zoned to a transitional density like 2 du/ac?

Response: The infrastructure is funded by the sale of homes. 2 du/ac wouldn't make enough money to build the infrastructure this region needs.

Question: What's the plan for water and sewer?

Response: The regional plans are being updated and the builders will have to buy into to the water campus.

Question: They keep telling us we don't have water but you guys keep coming in building all these new things.

Response: I'm not a water expert, so I cant explain the science, but the City is an assured water provider. We have to build the infrastructure to access said water but the water is available.

Question: Where is the big rail semi development be?

Response: The BNSF rail park is a lot further north, around 211th and the US60.

Question: How do we vote no on this project?

Response: Speak to your council members and show up to speak at planning & zoning commission and city council hearings.

Question: We voted to preserve rural residential and the city is ignoring it. How are you even allowed to rezone this property?

Response: The buffering required with this project is a direct result of the rural residential overlay. However, the overlay only covers the property of those who opted into it. If the overlay doesn't cover the property, its because that landowner did not agree to its implementation on their land. Every property had the right to request a rezone and it's done at the discretion of the City Council.

Question: What school will the children who live here be attending?

Response: There are two K-8 Wickenburg District schools being built with Surprise Foothills, and one in Desert Trails. There is one K-8 Nadaburg District school being built with Buena Vista Ranch.

Question: But no high schools?

Response: High schools have different funding sources and are negotiated differently.

The following questions were asked about the adjacent project Mesquite Mountain Ranch.

Question: Where is Mesquite Mountain Ranch at in the rezoning process?

Response: Our third submittal is going in next week and we have already had our neighborhood meeting so Planning & Zoning Commission will probably be in April or May.

Question: Who is the city planner?

Response: Tanner Wessel

Question: How will Deer Valley be constructed?

Response: Mesquite Mountain Ranch has agreed to shift Deer Valley south and take 110' of the right-of-way onto their property, with only 26' of right-of-way being taken from the rural lots fronting Deer Valley- which is where the road currently exists today.

Question: How will the rural lots fronting Deer Valley be able to access their lots?

Response: The road hasn't been designed yet so I'm not sure, but we will have to coordinate with the city.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings, as needed. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Exhibit A: Sign-In Sheets from February 27th Neighborhood Meeting

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
David Lee	[redacted]		
Kimberly Vlcek	[redacted]	[redacted]	[redacted]
Michele Staples	[redacted]		
Jackie Varady	[redacted]		
Stan & Karen Bohusfeldt	[redacted]	[redacted]	[redacted]
Rich & Kym Stutzman	[redacted]		
Donna Lundberg	[redacted]		

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Richard Egly	[redacted]	[redacted]	[redacted]
Amy Olson	[redacted]	[redacted]	[redacted]
Bryan Lundberg	[redacted]	[redacted]	
Amy Martin			

RVi

Exhibit B: Comment Cards & Responses

Neighborhood Meeting – Comment Card

NAME: Kimberly Viroster CONTACT INFO: [redacted]

COMMENTS: Please send all files [redacted]

* need to grant space for sidewalks for DVP so not into private property
* Need to have a frontage road w/ Deer Valley b/c of homes w/o access other than Deer Valley only
* commercial is being added to all of these developments winding up in too much too close to us
* has commercial ~14 acres next door to the west, does not need another commercial ~10 acres this is unnecessary!!
* would like to see R1 D-F as max DU/ACRE as this is within the Rural overlay and right next door to one of the few rural communities left in surprise we don't need another 300-400 DU squeezed into 120 acres next to a horse/livestock community

* Ongoing issues with traffic, all of these cars will cause challenges with ingress/egress, backups in/out the city via Bell & 16D, thousands of addt'l cars with also emergency services challenges

* Equestrian trail access

* Please also send me details/drawings of changes to Deer Valley shift / build out next to community

Jessica Miller

From: Jessica Miller
Sent: Thursday, March 6, 2025 2:08 PM
To: [redacted]
Cc: Kristine Gay
Subject: Surprise 120 Neighborhood Meeting
Attachments: 2025.03.06 DEER VALLEY SHIFT EXHIBIT.pdf

Good afternoon,
You can download our most recent submittal materials through this link:
https://rviplanning.sharefile.com/public/share/web-s906511593ee249768f3ff5b00fcdb0e3
All of the exhibits shared at are meeting can be found within the project narrative.

Your comment card also included questions about the Mesquite Mountain Ranch project and the associated Deer Valley Road improvements. Our team is still in the entitlements stage of this project, and the shift in Deer Valley has not been fully designed by engineering. I have attached an exhibit showing the shift in the right of way, but since RVi will not be the ones designing this road, I recommend contacting the project's planner with the city requesting information when it occurs further down the line. Tanner Wessel is the planner for Mesquite Mountain Ranch, his email is tanner.wessel@surpriseaz.gov.

Please let me know if you have any additional questions about the Surprise 120 project. If you wanted to know anything else about the Mesquite Mountain Ranch entitlements, you can direct those to Kristine Gay from my office who is managing that project, cc'd in this email.
Thanks!

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com

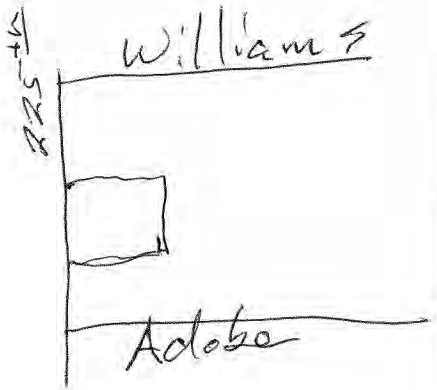
Neighborhood Meeting – Comment Card

NAME: Stan Bohnstedt

CONTACT INFO: [redacted]

COMMENTS:

I own property adjacent to your project on 225th.
Can I buy into Water & sewer from your development?



Jessica Miller

From: [redacted]
Sent: Wednesday, March 26, 2025 3:46 PM
To: Jessica Miller
Subject: FW: Surprise 120 Neighborhood Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Sent: Wednesday, March 26, 2025 3:25 PM
To: [redacted]
Subject: RE: Surprise 120 Neighborhood Meeting

Hi Stan,

Hans is able to sell capacity credits from the allocation that Courtland owns, but has not committed to a property yet.

In terms of water, both parcels are located in the benefited area of the Surprise Foothills Development Agreement (MCR # 20230150088), which outlines the buy-in fee requirements for accessing the water system.

The nearest water line to the properties is located at the intersection of Deer Valley Rd and 227th Ave. Water and sewer line extensions are a requirement of development, so coordination with Surprise 120 is highly recommended if you are relying on extensions of the existing system to make service available for your parcels.

Best,

Amy Peterson
Environmental & Resources Manager
Water Resource Management
Phone: (623) 222-7033
Cell: (206) 356-2391
Surpriseaz.gov/waterconservation

From: [redacted]
Sent: Wednesday, March 26, 2025 1:45 PM
To: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Subject: RE: Surprise 120 Neighborhood Meeting

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon Amy,

Thank you for your response. What about fresh water? As far as sewer is concerned, if wastewater capacity has been fully allocated, what exactly could Hans do?

Thanks,
Stan

From: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Sent: Monday, March 24, 2025 7:48 AM
To: [redacted]
Subject: RE: Surprise 120 Neighborhood Meeting

Good morning Stan,

The current Phase 1 wastewater capacity has been fully allocated per the Austin Ranch Turnover and Shortfall Agreement (MCR# 20201043900). To secure capacity in this treatment plant, please contact the Owner's Representative:

Hans Koppenhoefer
Director of Land Operations
Courtland Homes, Inc.
[redacted]
Email:[redacted]

Best,

Amy Peterson
Environmental & Resources Manager
Water Resource Management
Phone: (623) 222-7033
Cell: (206) 356-2391
Surpriseaz.gov/waterconservation

From: Jeffrey Blilie <jblilie@gilbertblilie.com>
Sent: Friday, March 21, 2025 2:55 PM
To: [redacted]
Cc: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Subject: RE: Surprise 120 Neighborhood Meeting

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Stan,

I don't have any water or sewer capacity to sell. I suggest that you contact the City of Surprise and I have cc'd Amy Peterson on this email, who works in the water department.

Jeffrey M. Blilie
Partner
GILBERT BLILIE PLLC
701 N. 44th Street | Phoenix, AZ 85008
Direct: 480.429.3030 | Main: 480.429.3000 | Cell: 623.606.0532
Email: jblilie@gilbertblilie.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: [redacted]
Sent: Wednesday, March 19, 2025 2:25 PM
To: Jeffrey Blilie <jblilie@gilbertblilie.com>
Subject: FW: Surprise 120 Neighborhood Meeting

Good afternoon Jeff,

I own two lots on 225th in Surprise that are adjacent to the Surprise 120 project you are working on. Parcel 503-81-968 (Adobe 1a) and Parcel 503-81-969 (Adobe 1b). I am interested in buying into both water and sewer from the Surprise 120 project. I would also be interested in acquiring underground electrical service if possible. Please let me know what I need to do to pursue these options.

Thanks,
Stan Bohnstedt
[redacted]

From: Jessica Miller <jmiller@rviplanning.com>
Sent: Thursday, March 6, 2025 1:34 PM
To: [redacted]
Subject: Surprise 120 Neighborhood Meeting

Good afternoon,
In response to your comment card from last week's meeting- yes, you are able to buy in to both water and sewer connecting to Surprise 120. Jeff Blilie is the attorney coordinating a lot of the infrastructure in this region and would be to one to reach out to for more details. His email is: jblilie@gilbertblilie.com.

Please let me know if you have any further questions regarding the Surprise 120 rezone.
Thanks!

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com (-> secure-web.cisco.com)

Gilbert Blilie Legal Notice:
Please note that my email has changed. Please update your contact information for me to include my new email address listed in my signature above.
This electronic message (including any attachment) is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521, is confidential, and may be legally privileged. Also, email is not a secure form of communication and as such can be intercepted by entities not connected with either party included on the email. If this email has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.
External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Neighborhood Meeting – Comment Card

NAME: Donna Lundberg

CONTACT INFO: [redacted]

COMMENTS:

Please send docs from this presentation and Buena Vista please.

Jessica Miller

From: Jessica Miller
Sent: Wednesday, March 5, 2025 5:12 PM
To: [redacted]
Subject: Surprise 120 Neighborhood Meeting

Hello,
Please use the following link to download the most recent submittal documents and exhibits for both the Surprise 120 project and Buena Vista Ranch: https://rviplanning.sharefile.com/public/share/web-sbdaa4828bf134b2598b48fc8d4522f98
Let us know if you have any additional questions.
Thanks!

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com

295ft
913ft

Neighborhood Meeting – Comment Card

269,335

NAME:

CONTACT INFO:

COMMENTS: PLEASE SEND ME ALL THE PRESENTATION GRAPHICS

[redacted]

9

Jessica Miller

From: Jessica Miller
Sent: Wednesday, March 5, 2025 5:36 PM
To: [redacted]
Subject: Surprise 120 Neighborhood Meeting
Attachments: RVi-7326-FIGURE 8 - REGIONAL TRANSPORTATION PLAN.pdf; RVi-7326-FIGURE 1 - REGIONAL VICINITY MAP - reduced.pdf; RVi-7326-FIGURE 3 - EXISTING ZONING MAP.pdf; RVi-7326-FIGURE 4 - GENERAL PLAN LAND USE MAP - reduced.pdf; RVi-7326-FIGURE 6 - DEVELOPMENT & OPEN SPACE PLAN.pdf; RVi-7326-FIGURE 7 - PROPOSED ZONING MAP.pdf

Hello,
Attached are the presentation graphics from last week's neighborhood meeting. Please let us know if you have any additional questions.
Thanks,

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com

Exhibit C: Sign Posting Affidavit and Photos

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-1433 Surprise 120

Applicant Name: RVi Planning

Location: NEC 227th Ave and Deer Valley Rd

Date Site Posted: 02/06/25

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett — 2/06/25

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 02/06/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

MaryBeth Conrad
Notary Public

10-25-28
My commission expires

*Return completed and notarized **affidavit** and all relevant **photo**s to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing
City of Surprise

Neighborhood Meeting
Date: Thursday, February 27th, 2025
Time: 6:00 pm
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

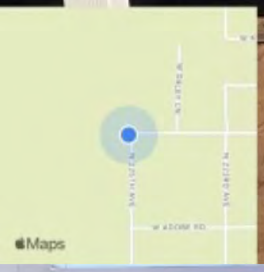
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: FS24-1433 - Surprise 120

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

VICINITY MAP

For more information, call:
623-222-3011
www.Surpriseaz.gov



February 6, 2025 at 9:56 AM
+33.689611,-112.543387
22898–23198 N 225th Ave
Surprise AZ 85387
United States

Notice of Public Hearing
City of Surprise

Neighborhood Meeting
Date: Thursday, February 27th, 2025
Time: 6:00 pm
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council
Date: TBD
Time: 6:00 P.M.
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VICINITY MAP

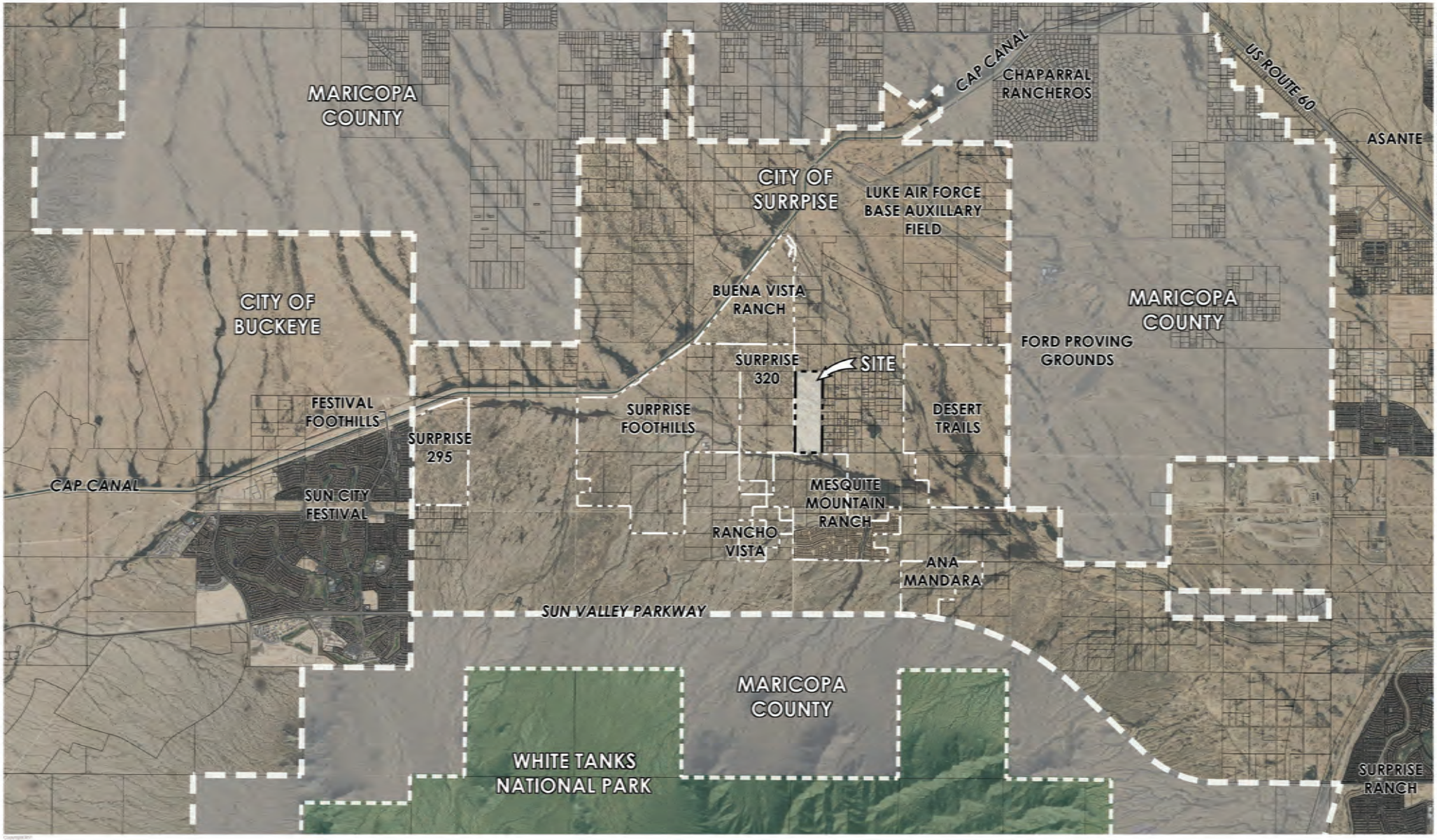
For more information, call:
623-222-3011
www.Surpriseaz.gov

February 6, 2025 at 9:57 AM
+33.689611,-112.543387
22898–23198 N 225th Ave
Surprise AZ 85387
United States

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Thursday, February 27th, 2025
Time: 6:00 pm
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS24-1433 - Surprise 120
Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.
VICINITY MAP
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
February 6, 2025 at 10:21 AM
+33.689507,-112.543227
22905–23199 N 225th Ave
Surprise AZ 85387
United States

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Thursday, February 27th, 2025
Time: 6:00 pm
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS24-1433 - Surprise 120
Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.
VICINITY MAP
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
Maps
February 6, 2025 at 10:21 AM
+33.682753,-112.543313
21800–21878 N 225th Ave
Surprise AZ 85387
United States

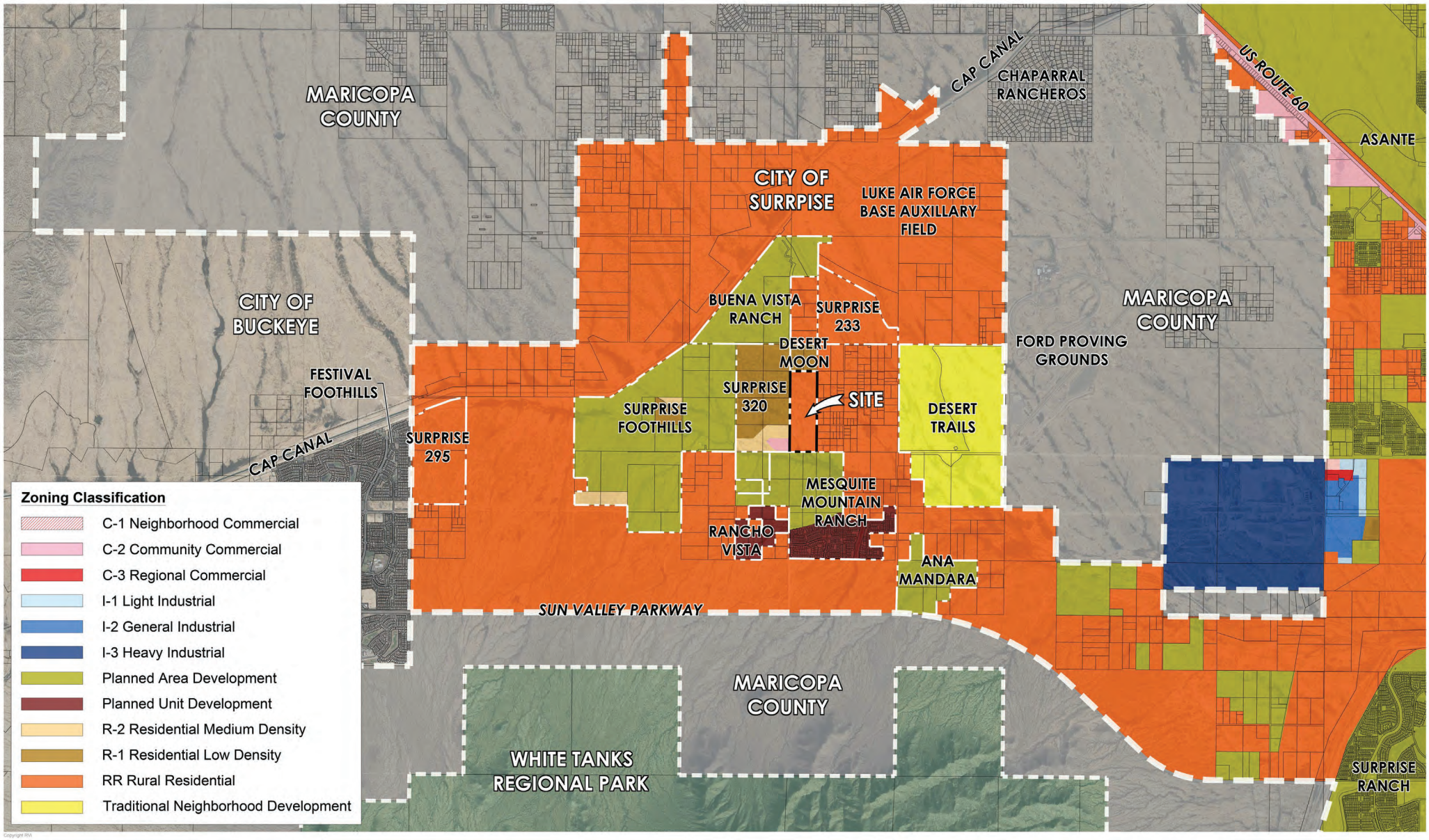
Exhibit D: Meeting Presentation Exhibits



SURPRISE 120 • **FIGURE 1: REGIONAL VICINITY MAP**

SURPRISE, AZ
2024-02-01
23007326
AZ REALTY LAND HOLDINGS

SCALE: 1" = 2000'-0"



Copyright RVi

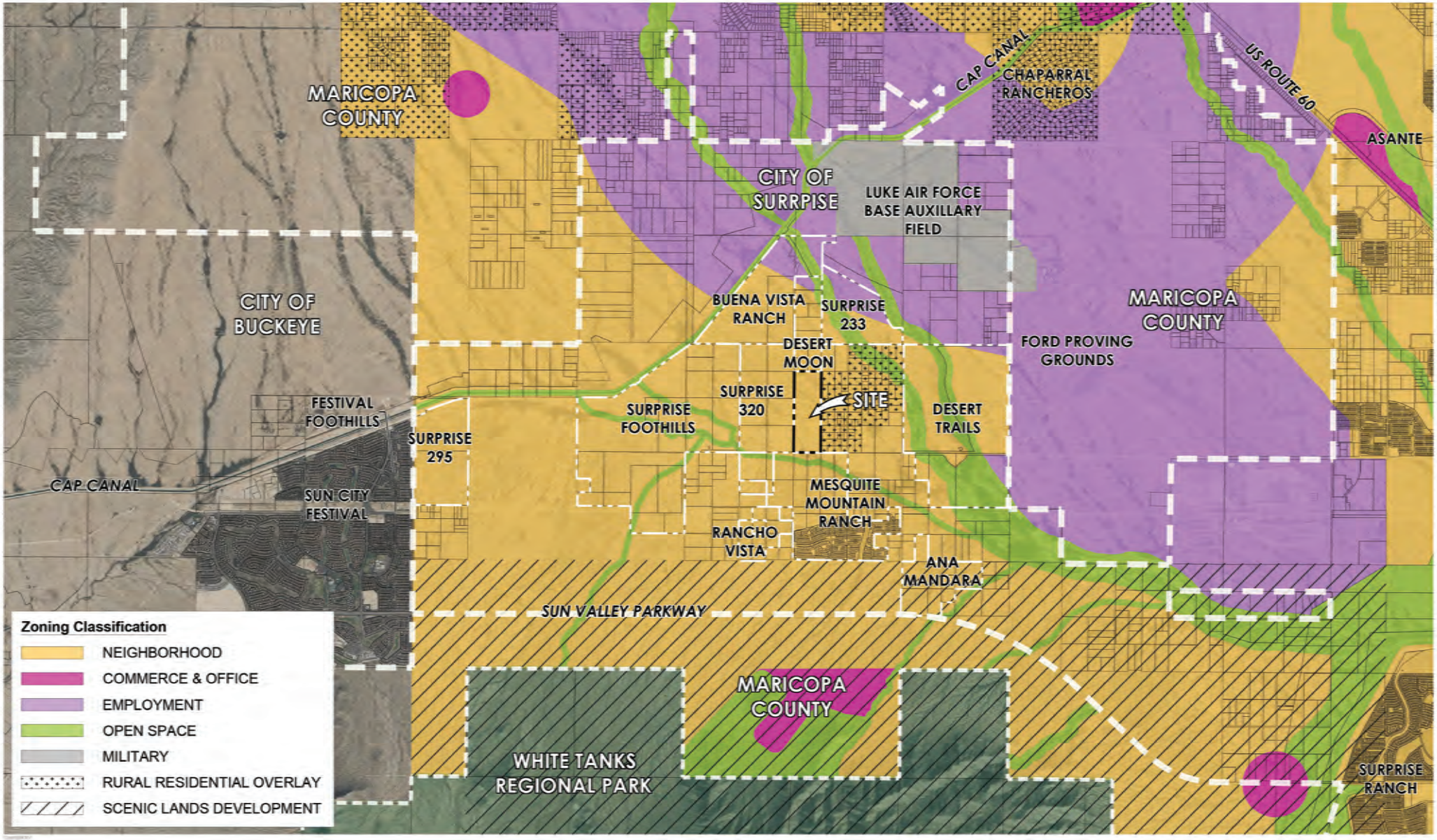
RVi

SURPRISE 120 • **FIGURE 4: EXISTING ZONING MAP**

SURPRISE, AZ
2025-01-31
23007326
AZ REALTY LAND HOLDINGS

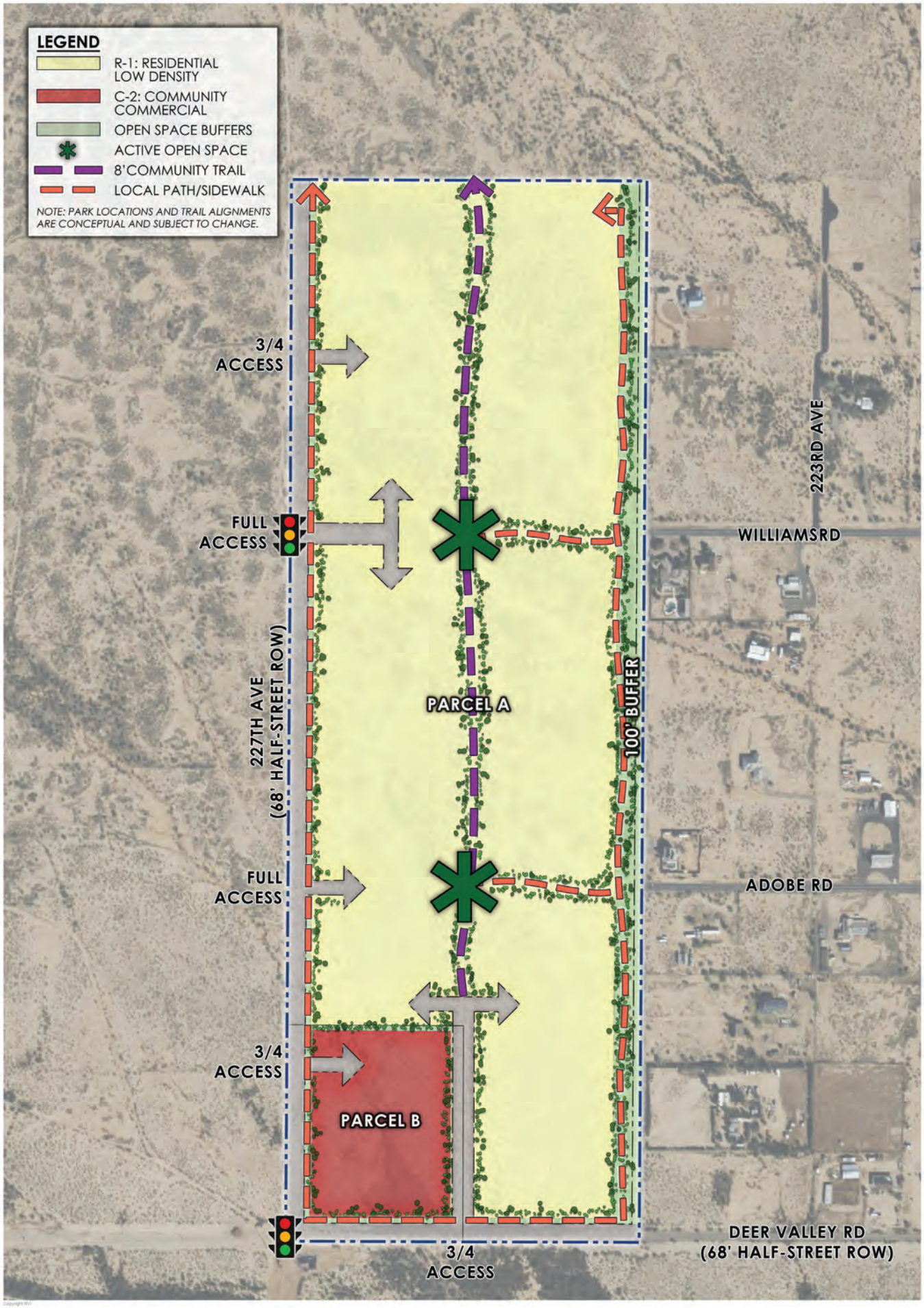
0 1000' 2000' 4000'
SCALE: 1" = 2000'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



SURPRISE 120 • **FIGURE 3: GENERAL PLAN LAND USE MAP 2040**

SURPRISE, AZ
2024-06-05
23007326
AZ REALTY LAND HOLDINGS



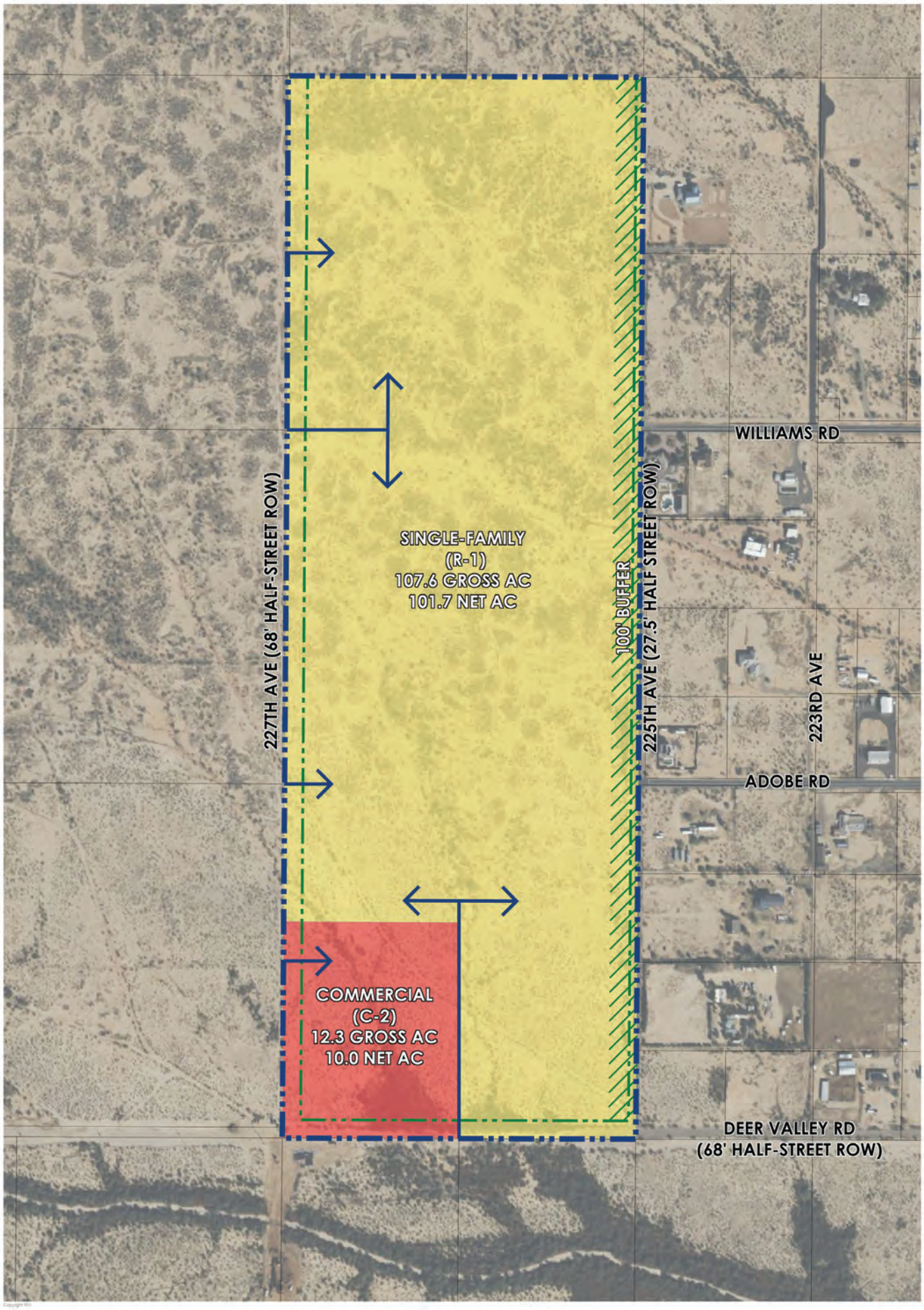
RVi

SURPRISE 120 • **DEVELOPMENT & OPEN SPACE PLAN**

SURPRISE, AZ
2025-01-31
23007328
AZ REALTY LAND HOLDINGS

0 75' 150' 300'
SCALE: 1" = 150'-0"

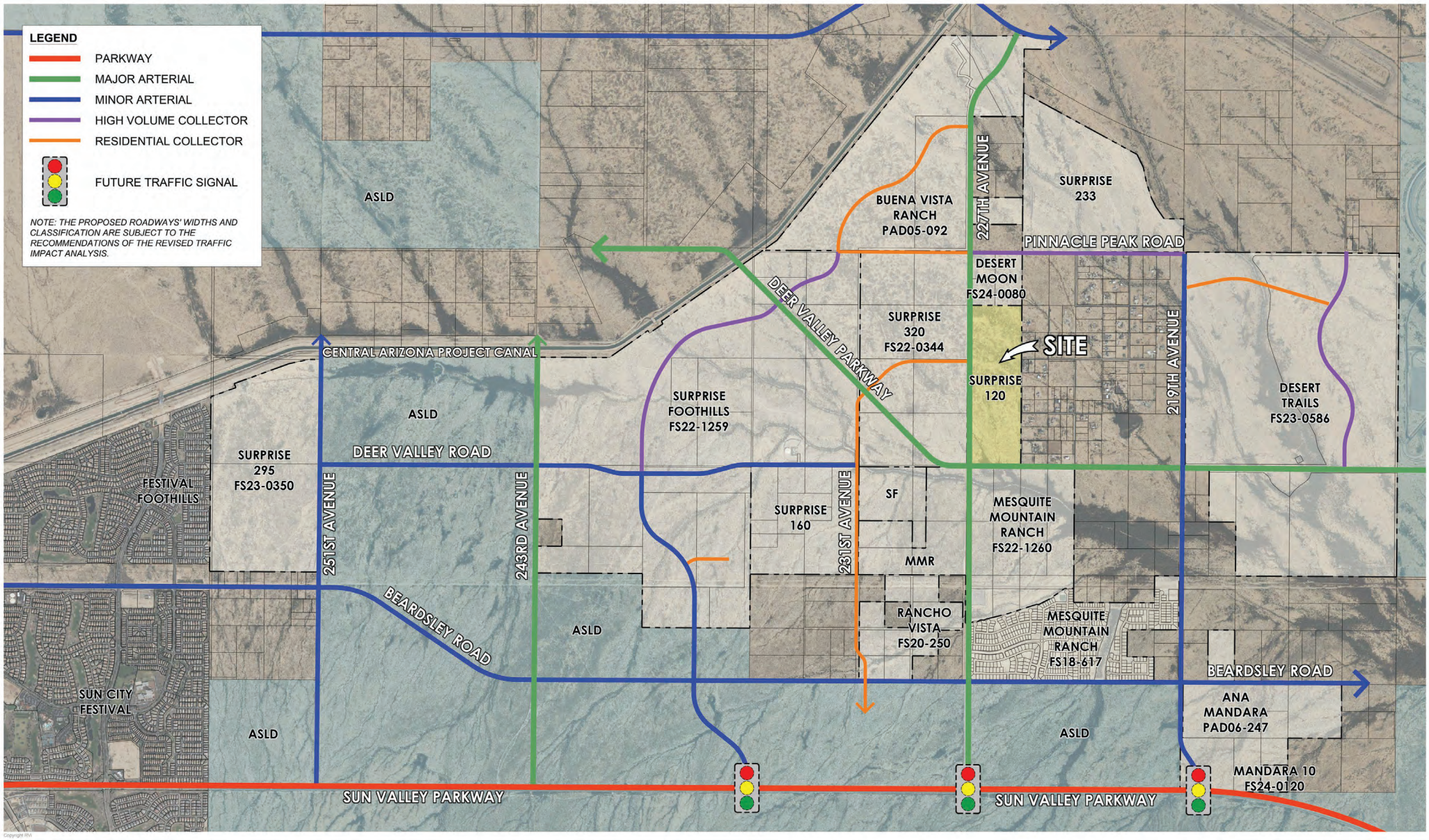
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any engineered plan.



SURPRISE 120 • **FIGURE 7: PROPOSED ZONING MAP**

SURPRISE, AZ
2025-01-31
23007326
AZ REALTY LAND HOLDINGS

SCALE: 1" = 150'-0"



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RVi

NORTHWEST SURPRISE • **REGIONAL TRANSPORTATION PLAN**

- SURPRISE, AZ
- 2025-01-31
- # 24002985
- BUENA VISTA HOLDINGS, LLC

0 500' 1000' 2000'

SCALE: 1" = 1000'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-1433 Surprise 120

Applicant Name: RVi Planning

Location: NEC 227th Ave and Deer Valley Rd

Date Site Posted: 01/26/26

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett — January 26, 2026

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 01/26/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad

Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

10-25-28

My commission expires

*Return completed and notarized **affidavit** and all relevant **photo**s to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Thursday, February 27th, 2025
Time: 6:00 pm
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: Thursday, February 19th, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: Tuesday, April 7th, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS24-1433 - Surprise 120
Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.
VICINITY MAP
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
W ADOBE RD
N 232ND AVE
Maps
January 26, 2026 at 8:31 AM
+33.682534,-112.543487
W Deer Valley Rd
Surprise AZ 85387

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Thursday, February 27th, 2025
Time: 6:00 pm
Location: Willow Canyon High School
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Surprise, AZ 85388
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Surprise, AZ 85374
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VICINITY MAP
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
W ADOBE RD
N 175TH AVE
N 179TH AVE
Maps
January 26, 2026 at 8:31 AM
+33.682534,-112.543487
W Deer Valley Rd
Surprise AZ 85387

Notice of Public Hearing
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VICINITY MAP
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
January 26, 2026 at 8:26 AM
+33.689654,-112.543395
22898–23198 N 225th Ave
Surprise AZ 85387

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Thursday, February 27th, 2025
Time: 6:00 pm
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388
Planning & Zoning
Date: Thursday, February 19th, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: Tuesday, April 7th, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS24-1433 - Surprise 120
Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.
VICINITY MAP
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
January 26, 2026 at 8:26 AM
+33.689293,-112.543016
22491 W Williams Rd
Surprise AZ 85387
Maps

ORDINANCE # 2026-08

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM RURAL RESIDENTIAL (RR) TO A COMBINATION OF RESIDENTIAL LOW DENSITY (R-1) AND COMMUNITY COMMERCIAL (C-2), GENERALLY LOCATED AT THE NORTHEAST CORNER OF DEER VALLEY ROAD AND 227TH AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing, and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located at the northeast corner of Deer Valley Road and 227th Avenue;

WHEREAS, the subject site is approximately 120 acres and is currently zoned Rural Residential (RR);

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed rezone to Residential Low Density (R-1) and Community Commercial (C-2) satisfies the requirements set forth in Sections 106-2.3 and 106-6.3 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on February 19, 2026, the Planning and Zoning Commission recommended approval of the subject rezoning request.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning.* The parcel legally described in **Exhibit A** and depicted on **Exhibit B**, known as "Surprise 120," is rezoned from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) subject to the following stipulations:

a. Development and use of the site shall be in compliance with Resolution 2025-136, Surprise 120 Development Agreement.

b. Development and use of the site shall be consistent with the Rezone Narrative entitled “Surprise 120,” prepared by RVI Planning and Landscape Architecture, and dated June 11, 2025.

c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2026.

_____
Kevin D. Sartor, Mayor

Attest:

_____
Kristi Passarelli, City Clerk

Approved as to form:

_____
Jeffrey Murray, City Attorney

EXHIBIT A

Legal Description

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
PARCEL A
APN(S) 503-81-029C, 503-81-029D,503-81-031D
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST ;

THENCE, ALONG THE WEST LINE OF SAID SECTION 14 N00°21'55"E A DISTANCE OF 807.80 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG THE WEST LINE A DISTANCE OF 1833.89 FEET;

THENCE, N00°25'43"E A DISTANCE OF 1320.29 FEET;

THENCE, S89°43'38"E A DISTANCE OF 1318.84 FEET;

THENCE, S00°25'25"W A DISTANCE OF 1318.37 FEET;

THENCE, S00°23'31"W A DISTANCE OF 2641.48 FEET;

THENCE, N89°49'13"W A DISTANCE OF 657.15 FEET;

THENCE, N00°21'55"E A DISTANCE OF 807.80 FEET;

THENCE, N89°49'13"W A DISTANCE OF 660.57 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 4,688,929 SQUARE FEET OR 107.64 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.
LEGAL DESCRIPTION NOT FOR RRCORDING.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 22007398
DATE OCTOBER 22ND, 2024

ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION
PARCEL B
APN 503-81-029C
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST;

THENCE, ALONG THE WEST LINE OF SAID SECTION 14 N00°21'55"E A DISTANCE OF 807.80 FEET;

THENCE, S89°49'13"E A DISTANCE OF 657.15 FEET;

THENCE, S00°21'55"W A DISTANCE OF 807.80 FEET;

THENCE, N89°49'13"W A DISTANCE OF 660.57 FEET TO THE **POINT OF BEGINNING**.

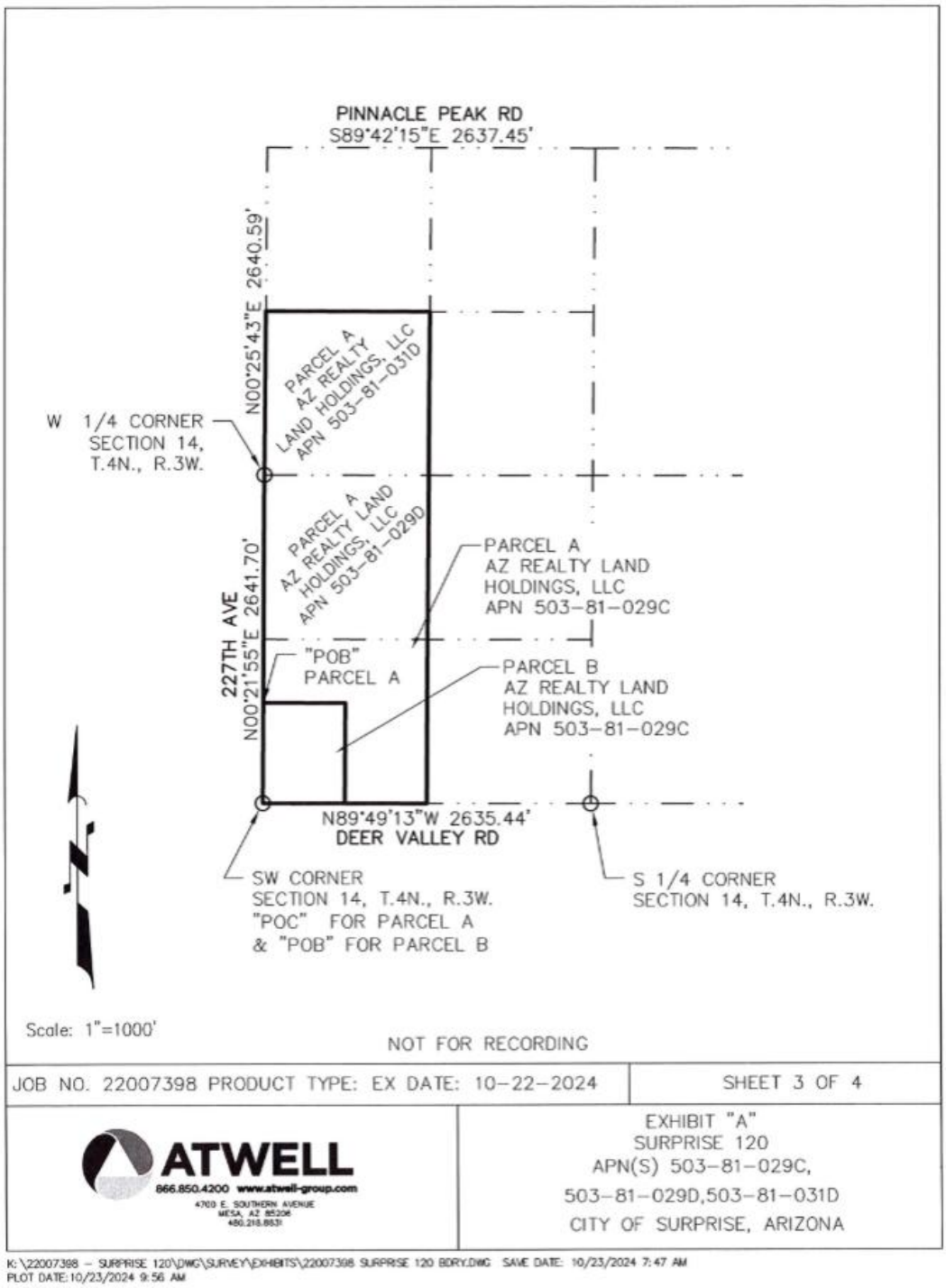
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 533,611 SQUARE FEET OR 12.25 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

LEGAL DESCRIPTION NOT FOR RECORDING.

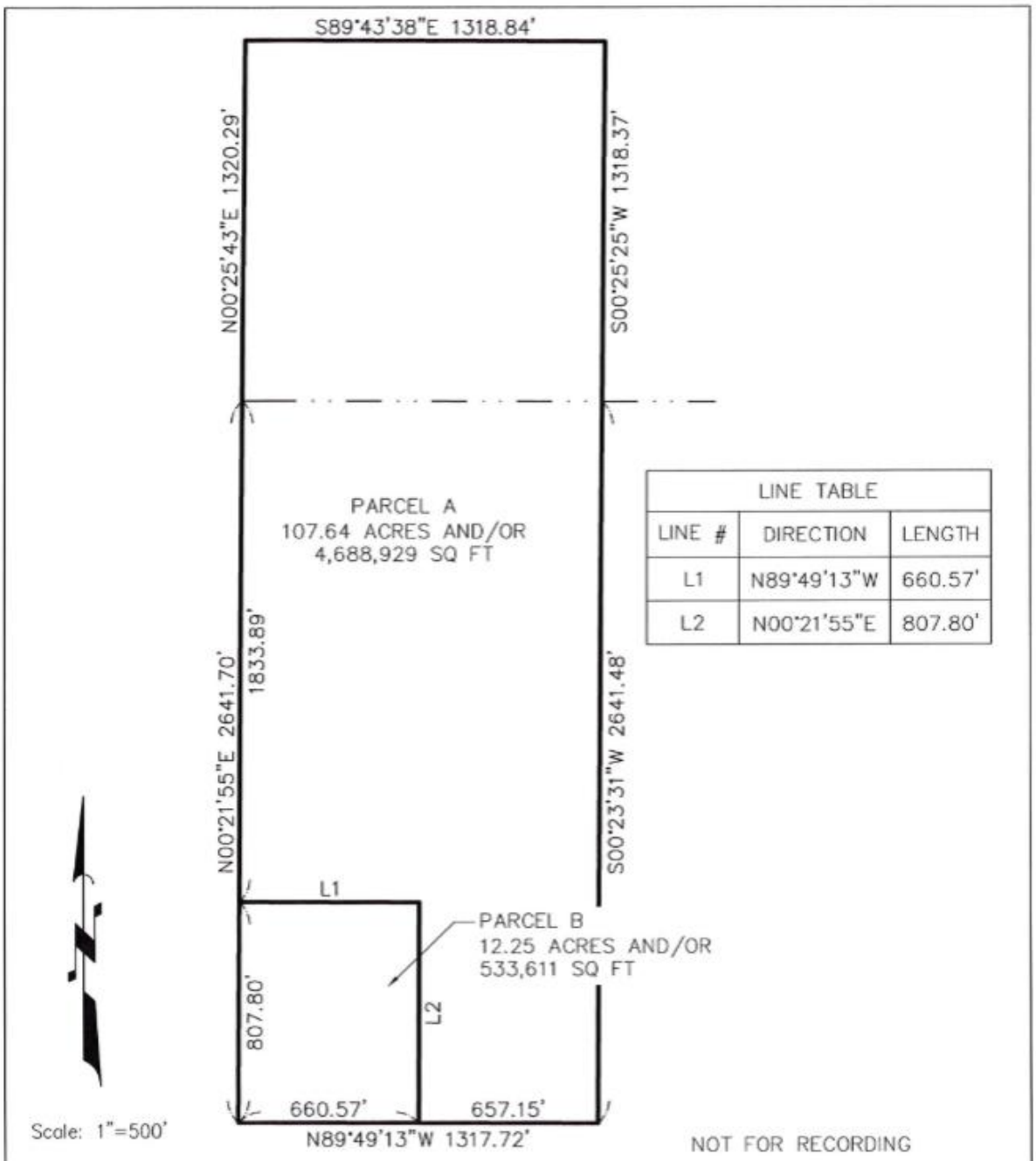
PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 22007398
DATE OCTOBER 22ND, 2024

EXHIBIT B

Depiction



Ordinance No. 2026-08
RFLS # 10507
Rev 12/24



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°49'13"W	660.57'
L2	N00°21'55"E	807.80'

JOB NO. 22007398 PRODUCT TYPE: EX DATE: 10-22-2024 | SHEET 4 OF 4

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8631

EXHIBIT "A"
SURPRISE 120
APN(S) 503-81-029C,
503-81-029D,503-81-031D
CITY OF SURPRISE, ARIZONA

K:\22007398 - SURPRISE 120\DWG\SURVEY\EXHIBITS\22007398 SURPRISE 120 BDRY.DWG SAVE DATE: 10/23/2024 7:47 AM
PLOT DATE: 10/23/2024 9:56 AM

Ordinance No. 2026-08
RFLS # 10507
Rev 12/24

COMMUNITY DEVELOPMENT
Planning Division
16000 N. Civic Center Plaza
Surprise, AZ 85374
Phone: 623-222-3154

Planning and Zoning Commission Recommendation
FS24-1433

On February 19, 2026 the Planning and Zoning Commission recommended that City Council approve the rezone case known as “Surprise 120 Rezone” Case# FS24-1433. The Commission discussed the following:

- Purpose of the commercial land
- 150-foot open space buffer that includes an equestrian trail
- Projected timeline for breaking ground
- Public education campaign on laws for passing horses on the road

The motions were as follows:

Commissioner Holland moved to recommend approval of the Rezone for Surprise 120, Case FS24-1433, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Perry seconded the motion. Motion passed with 5 votes in favor.

FS24-1433

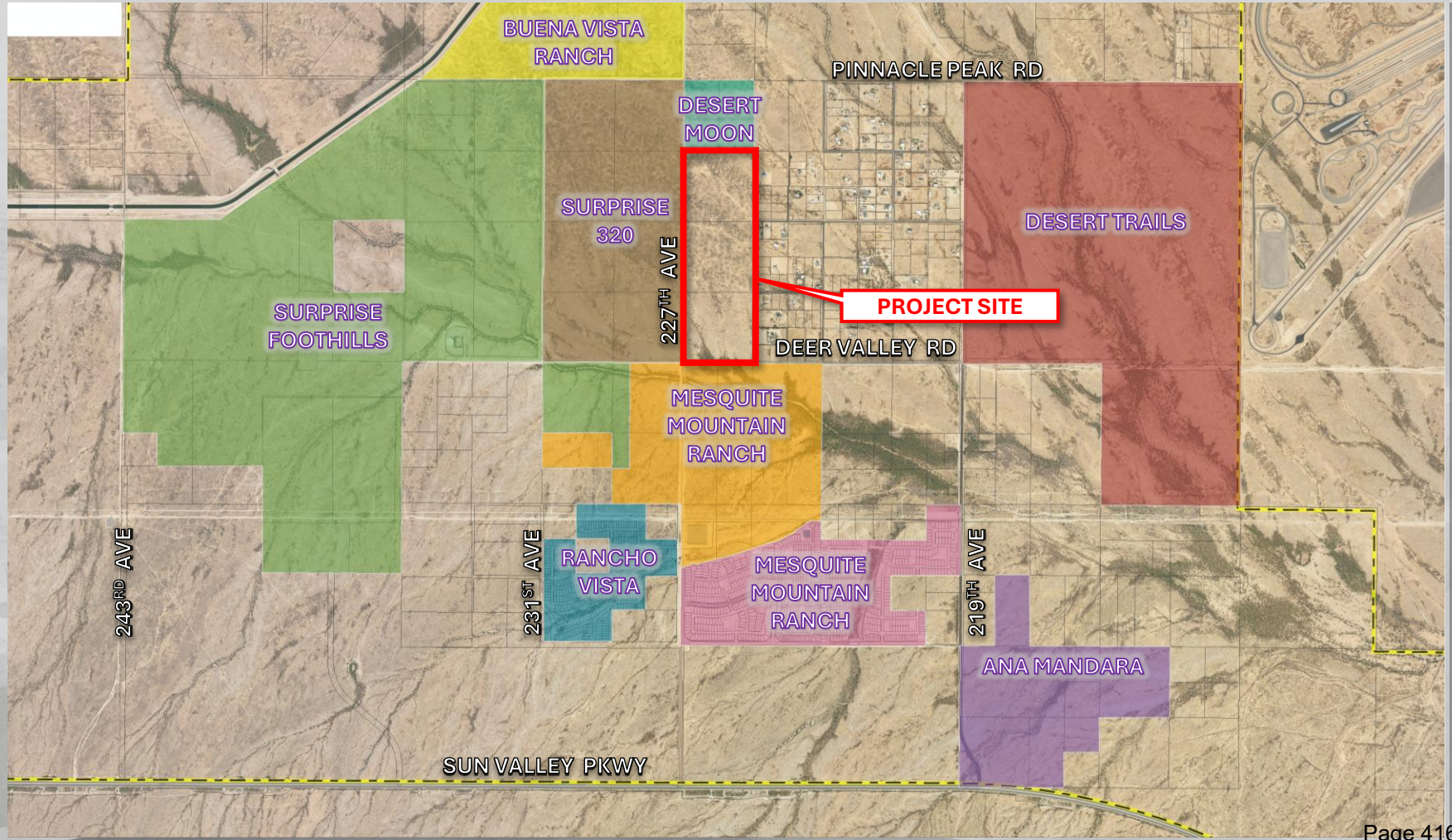
Surprise 120

Rezone

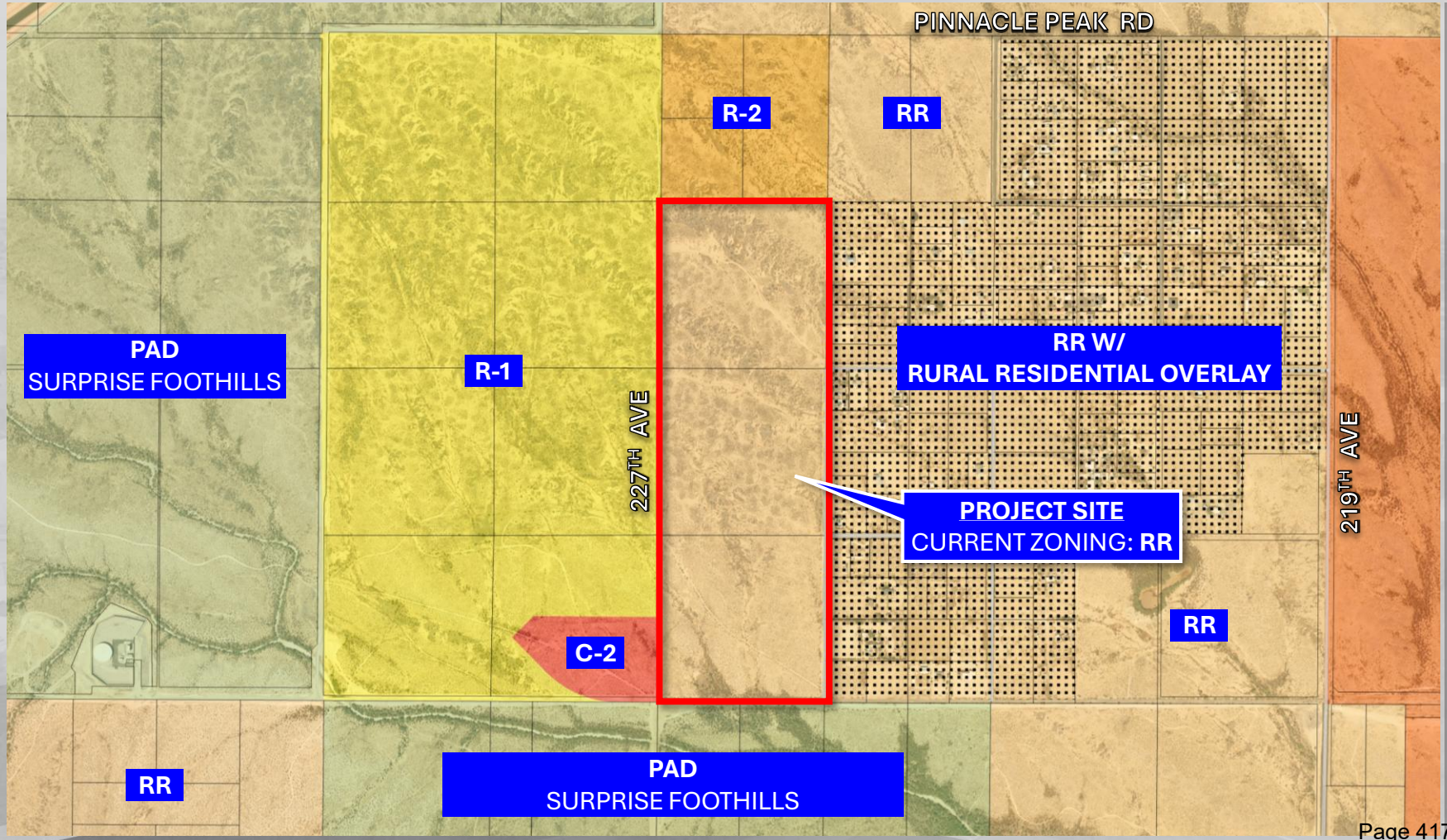
City Council

April 7, 2026

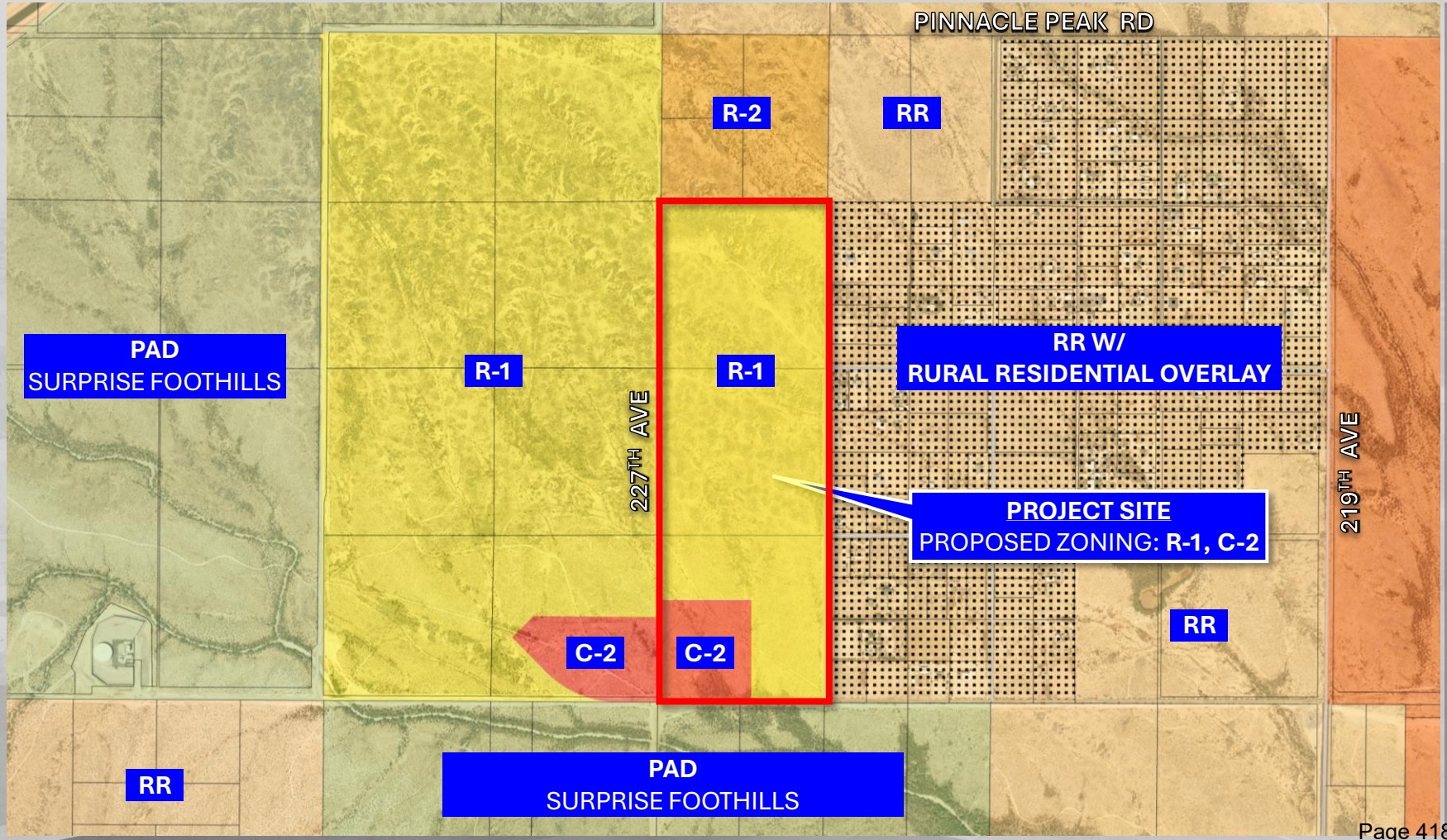
SURPRISE



FS24-1433 VICINITY MAP

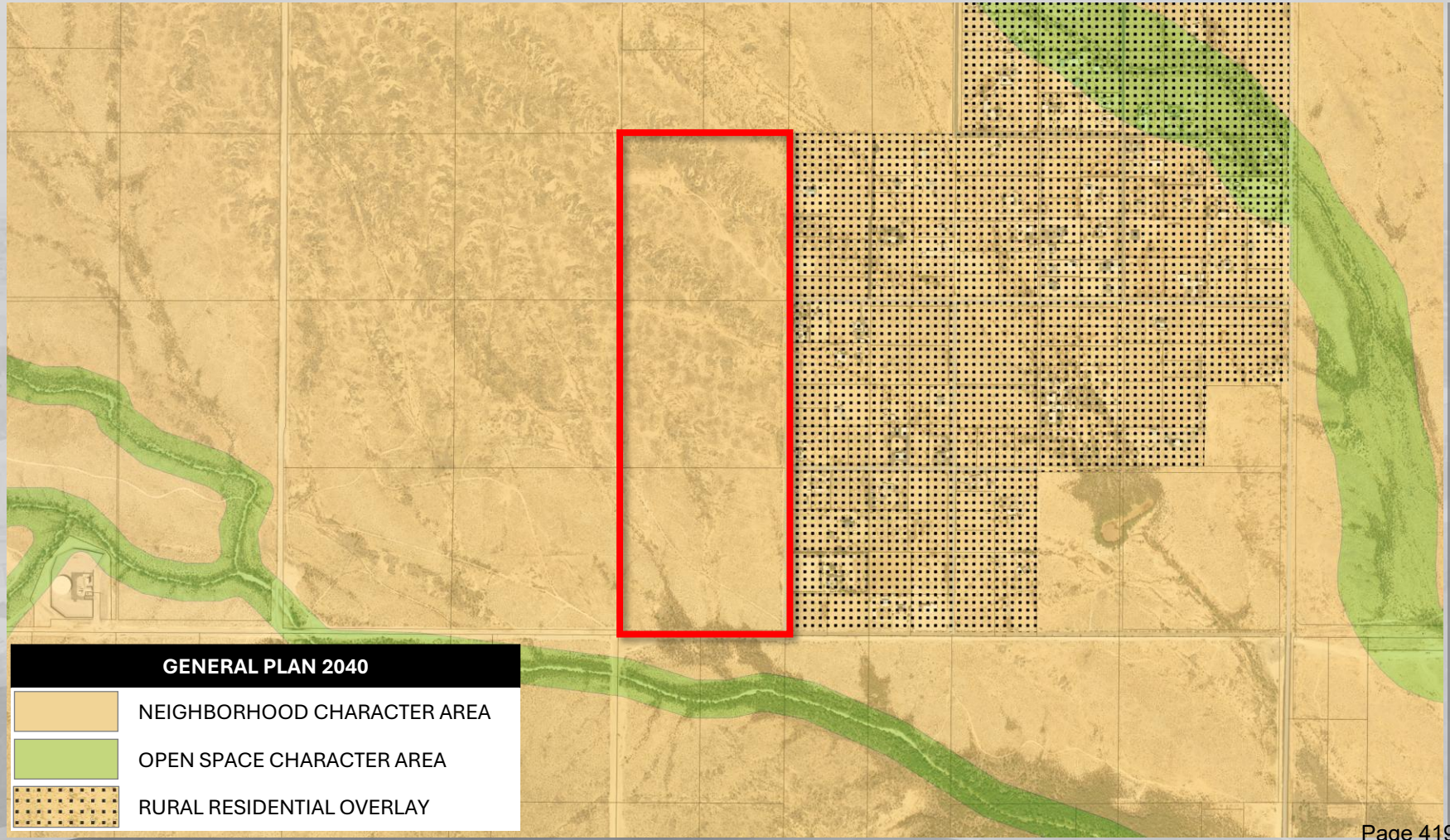


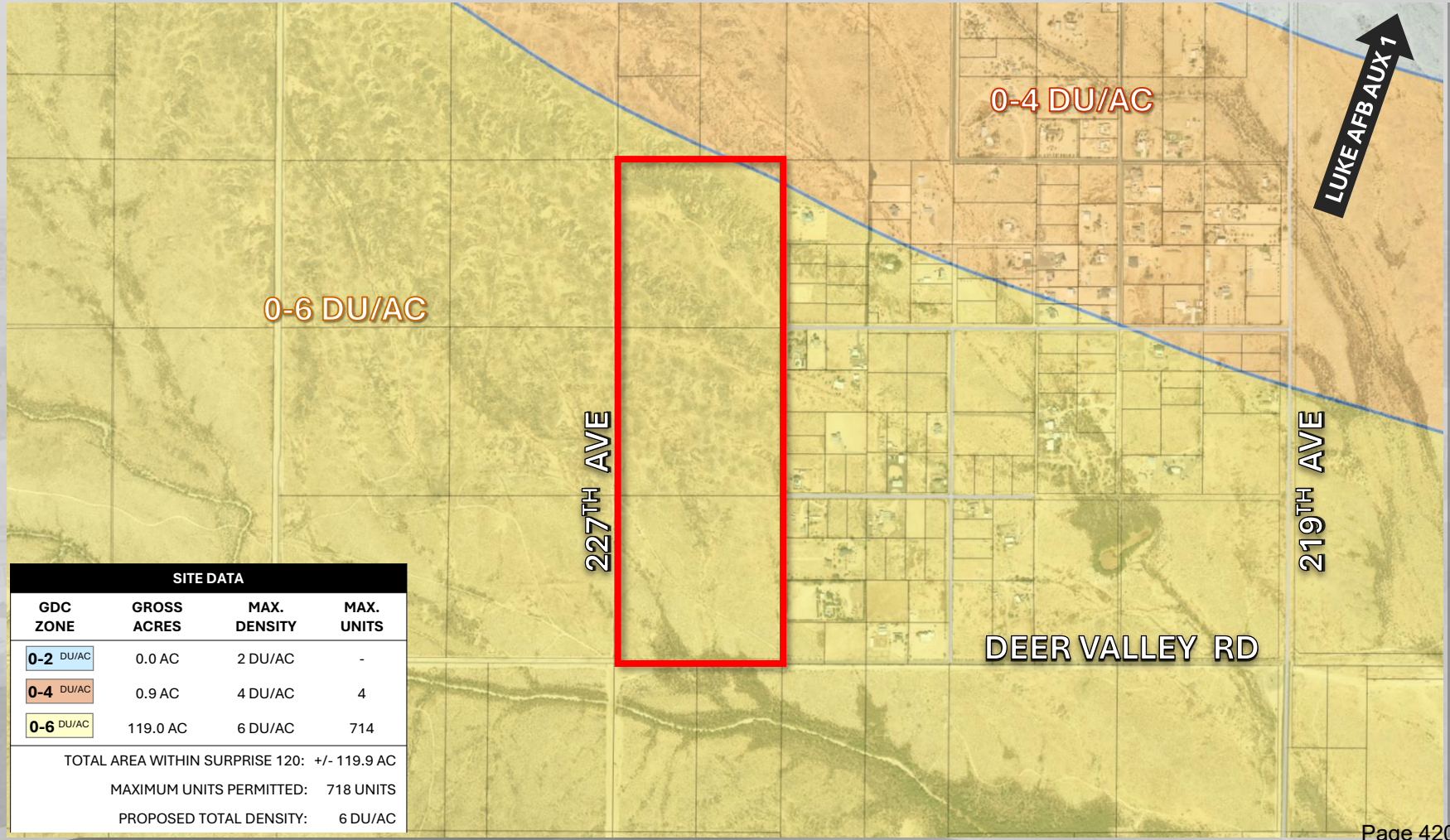
FS24-1433 ZONING MAP



FS24-1433 ZONING MAP

GENERAL PLAN MAP





SITE DATA			
GDC ZONE	GROSS ACRES	MAX. DENSITY	MAX. UNITS
0-2 DU/AC	0.0 AC	2 DU/AC	-
0-4 DU/AC	0.9 AC	4 DU/AC	4
0-6 DU/AC	119.0 AC	6 DU/AC	714
TOTAL AREA WITHIN SURPRISE 120:			+/- 119.9 AC
MAXIMUM UNITS PERMITTED:			718 UNITS
PROPOSED TOTAL DENSITY:			6 DU/AC

CONCEPTUAL LOTTING PLAN

RESIDENTIAL	
Parcel A	58’ x 120’
Parcel B	53’ x 120’
Parcel C	48’ x 120’

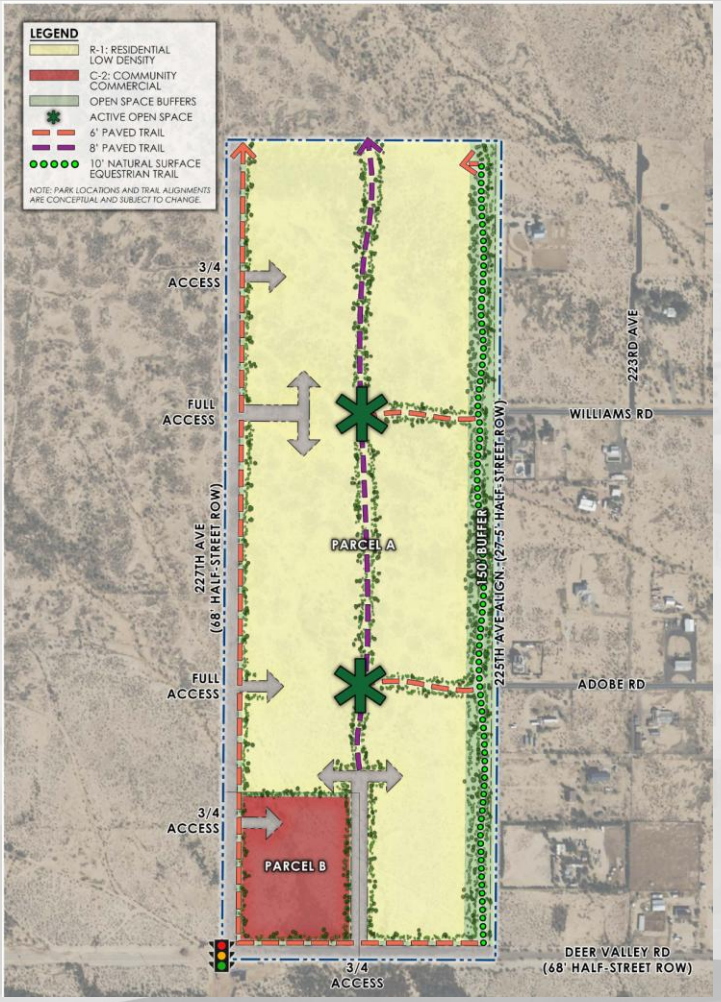
108 ACRES

COMMERCIAL	
Parcel D	

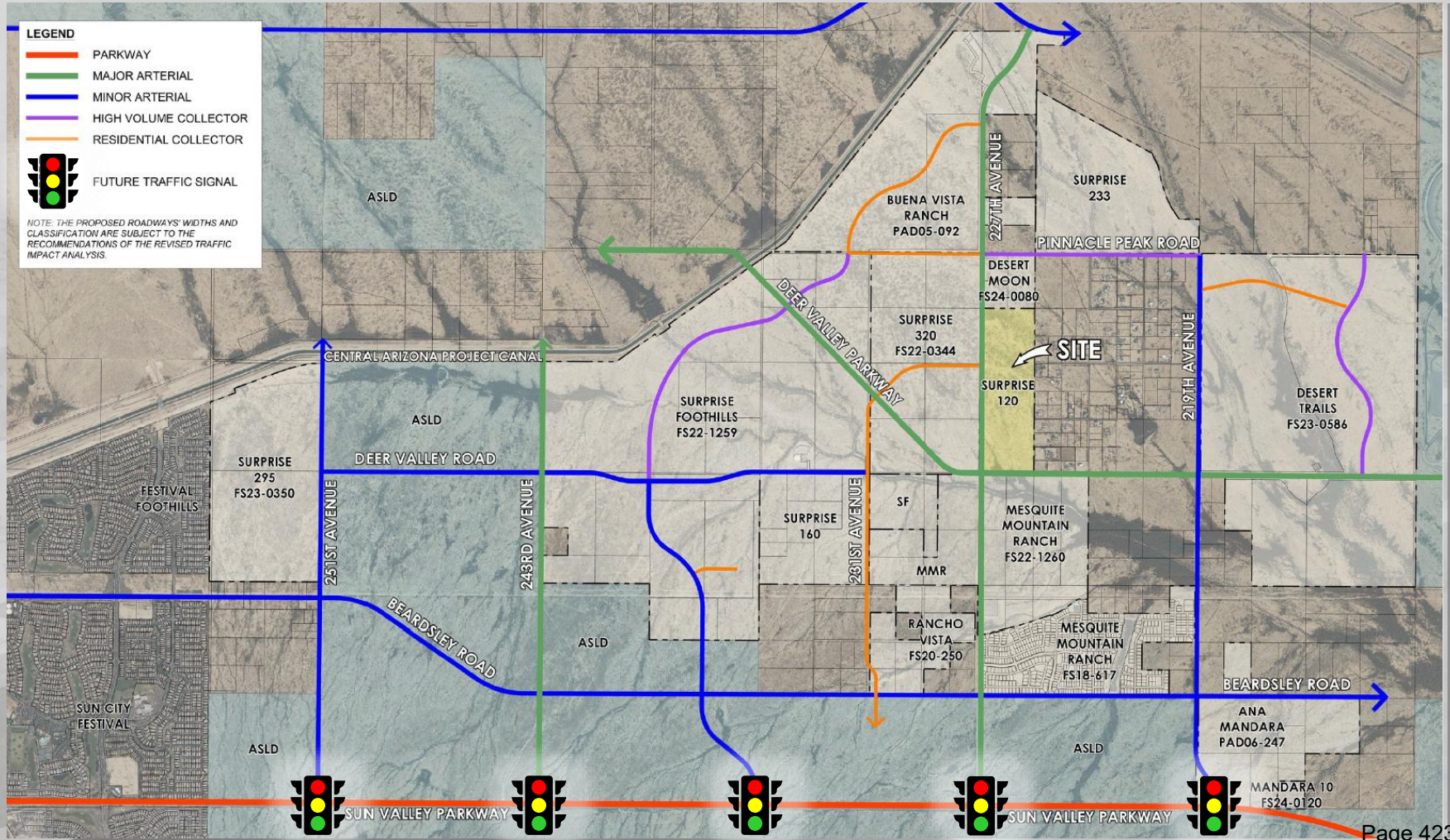
12 ACRES

120 ACRES

CONCEPTUAL OPEN SPACE

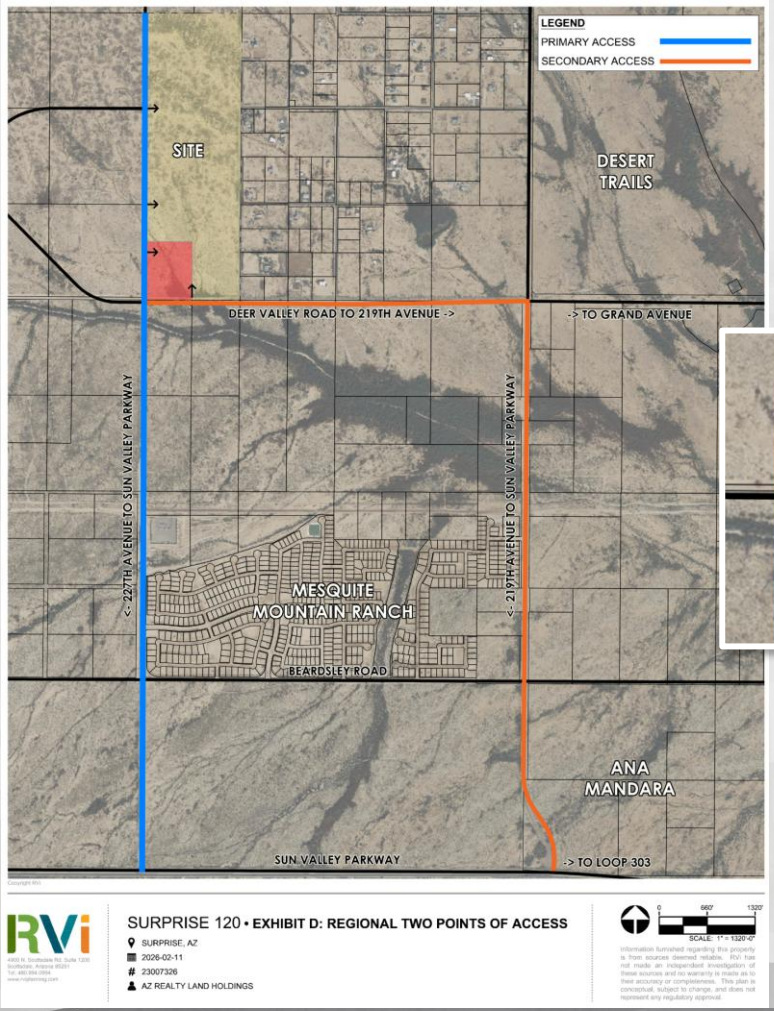


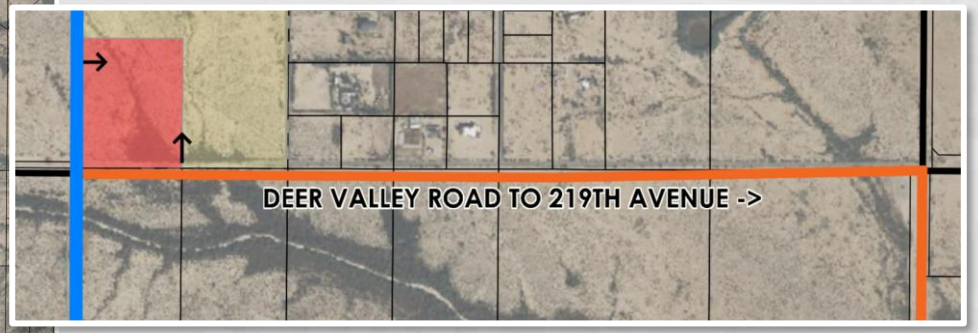
- Active Open Space
- 8-ft. Wide Community Trail
- 150-ft Open Space Buffer



ROADWAY NETWORK

ACCESS


LEGEND
PRIMARY ACCESS
SECONDARY ACCESS
SITE
DESERT TRAILS
DEER VALLEY ROAD TO 219TH AVENUE ->
-> TO GRAND AVENUE
<- 227TH AVENUE TO SUN VALLEY PARKWAY
<- 219TH AVENUE TO SUN VALLEY PARKWAY
MESQUITE MOUNTAIN RANCH
BEARDSLEY ROAD
ANA MANDARA
SUN VALLEY PARKWAY
-> TO LOOP 303
SURPRISE 120 • EXHIBIT D: REGIONAL TWO POINTS OF ACCESS
SURPRISE, AZ
2026-02-11
23007326
AZ REALTY LAND HOLDINGS
SCALE: 1" = 1320'-0"


DEER VALLEY ROAD TO 219TH AVENUE ->
<- 219TH AVENUE TO SUN VALLEY PARKWAY

Outreach

- **Citizen Participation Meeting (In-Person)**
  - February 27, 2025
  - Willow Canyon High School
  - 13 attendees

- **Advertised according to the Surprise Land Development Ordinance (LDO)**

- **Questions/Concerns**
  - Commercial site, access and density

Recommendation

The Planning and Zoning Commission recommended approval to the Mayor and City Council subject to stipulations ‘a’ through ‘c’

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

Stipulations

a. Development and use of the site shall be in compliance with Resolution 2025-136, Surprise 120 Development Agreement.

b. Development and use of the site shall be consistent with the Rezone Narrative entitled “Surprise 120”, prepared by RVI Planning + Landscape Architecture, and received June 11, 2025.

c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Presentation and discussion regarding the Desert Trails Annexation, Case FS25-0856. In accordance with Arizona Revised Statutes § 9-471(A)(3), a public hearing is required to be held after filing a blank petition within the last ten days of the thirty-day waiting period.

Motion:
No Action

Background:
Mark Reddie with RVi Planning and Landscape Architecture, representing the property owner, seeks annexation of undeveloped land generally located on the 211th Avenue roadway alignment, north and south of Deer Valley Road. The subject 55-foot wide strip of land is planned for future 211th Avenue roadway dedication. The annexation proposal contains four (4) parcels totaling approximately 10 acres of unincorporated land within Maricopa County with a zoning designation of Rural Zoning District – One Dwelling Unit Per 190,000 sq ft (RU-190). If annexed, the property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance (LDO).

Per the Arizona Revised Statutes (ARS) signatures of property owners may not be collected until 30 days after the recording of the blank petition and a public hearing must be held within the last ten days of the 30-day waiting period. Once the public hearing is held and the 30-day waiting period has expired, state statute requires that an excess of 50% of the landowners and assessed valuation for all real and personal property sign the in order to validate the petition. The statute allows up to one year to obtain the signatures. A blank petition was recorded with the Maricopa County Recorder's Office on March 11, 2026.

Objective Analysis:
Positive impacts include adding additional property to the incorporated limits which will generate additional property and potential development fees for the City. Negative impacts could include providing services to approximate 10-acre area where the City did not have to previously serve.

Policy Compliant:

No annexation action is being taken at this time. However, if the City Council moves forward to annex property into the City limits the annexation would be deemed policy compliant by expanding the range of influence of the City.

Financial Impact:

At this time, there are no financial impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be financial impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed that could result in future development fees, sales and property taxes.

Budget Impact:

At this time, there are no budget impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be minor budget impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed that could result in future development fees, sales and property taxes.

FTE Impact:

At this time, there would be no additional FTEs associated with this item. If the City Council moves forward to annex property into the City limits staff does not believe any future FTEs would be needed based on the potential annexation.

ATTACHMENTS:

1. 00 - FS25-0856 Desert Trails - Blank Petition - Staff Report
2. 01-FS25-0856 Desert Trails - Blank Petition - Vicinity Map
3. 02-FS25-0856 Desert Trails - Blank Petition - Blank Petition (RECORDED)
4. FS25-0856 Desert Trails Intent to Annex - PowerPoint

SURPRISE
ARIZONA

ANNEXATION

REPORT TO THE CITY COUNCIL

Case:	**FS25-0856**
Project Name:	Desert Trails Annexation – Blank Petition
Council District:	1 - Acacia
City Council Date:	**April 07, 2026**
Planner:	Leslie Carnie, Planner II

Owner:	Desert Trails Partners, LLC
Applicant:	RVi Planning and Landscape Architecture
Request:	Annexation Public Hearing
Site Location:	Generally located on the 211th Avenue roadway alignment, north and south of Deer Valley Road.
Site Size:	10 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040
Actions:	No Action at the time. City Council public hearing to discuss the annexation proposal.

Project Description:

Mark Reddie with RVi Planning and Landscape Architecture, representing the property owner, seeks annexation of undeveloped land generally located on the 211th Avenue roadway alignment, north and south of Deer Valley Road. The subject 55-foot wide strip of land is planned for future 211th Avenue roadway dedication. The annexation proposal contains four (4) parcels totaling approximately 10 acres of unincorporated land within Maricopa County with a zoning designation of Rural Zoning District – One Dwelling Unit Per 190,000 sq ft (RU-190). If annexed, the property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance (LDO).

Arizona Revised Statutes require the filling of a blank annexation petition. A blank petition was recorded with the Maricopa County Recorder's Office on March 11, 2026. Arizona

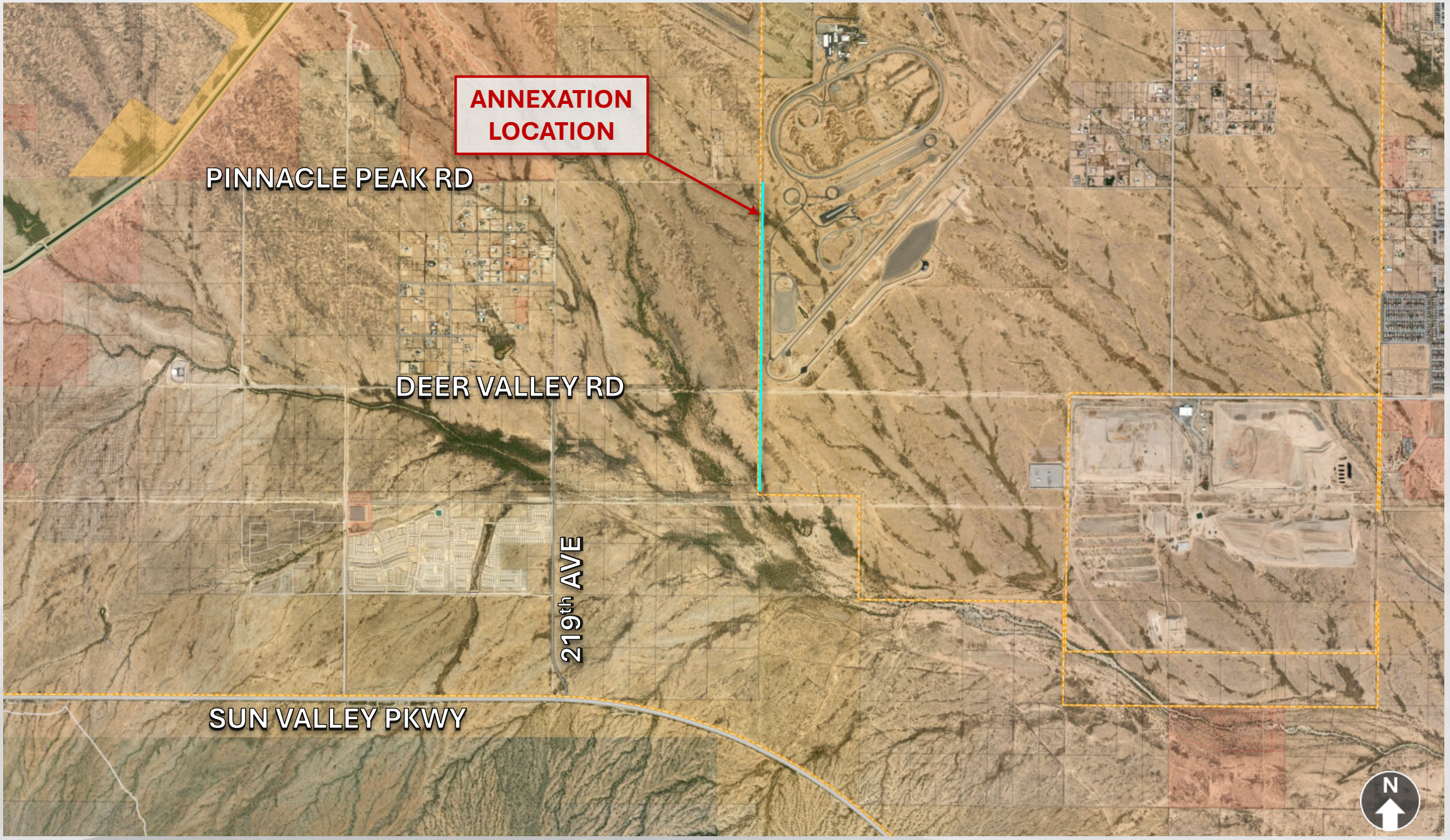
Revised Statutes also require that no signatures be obtained during a 30-day waiting period immediately following the filing of the blank petition, and that a public hearing must be held during the last 10 days of the 30-day waiting period. This requirement is met as the public hearing is being held on day 27th of the 30-day waiting period. Once the public hearing is held and the 30-day waiting period has ended, signatures may be collected. State statute further requires that an excess of 50% of the landowners and assessed valuation for all real and personal property sign the petition in order to validate the petition. State statute allows up to one year following the end of the 30-day period to obtain the required number of signatures.

Summary:

The proposed annexation includes approximately 10 acres and requires signatures from representatives of one (1) property owner after the Arizona Revised Statute's required 30-day waiting period that concludes 30 days after the recordation of the blank petition. Upon receiving those signatures, Desert Trails Annexation will be eligible for annexation by the City of Surprise. The signed petition must be presented and considered by City Council within one (1) year.

The parcels to be annexed comply with all requirements for size, shape, and contiguity set forth in the Arizona annexation statutes.

Attachments:
01 Vicinity Map
02 Recorded Blank Petition
PPT



FS25-0856 VICINITY MAP

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAP
20260140402 03/11/2026 10:51
ELECTRONIC RECORDING

AffidavitFS250856-6-1-1--
morenoa

Recording requested by:

City of Surprise
City Clerk's Office
16000 N Civic Center Plaza
Surprise, Arizona 85374

Affidavit Regarding Annexation

Surprise Case #FS25-0856

AFFIDAVIT REGARDING ANNEXATION

Personally appears before me, Lloyd Abrams, who, first being duly sworn, deposes and says as follows:

1. I make this affidavit of my own personal knowledge.
2. I am the duly appointed Community Development Director of the City of Surprise, Arizona and I am qualified to make this affidavit on behalf of and for the City.
3. I have made a diligent search of the records of the Office of the Clerk of the City of Surprise and of the Office of the Maricopa County Recorder for any annexation filing which might involve territory sought to be annexed in the City of Surprise Annexation Petition, which is filed herewith, with exhibits, in the Office of the Maricopa County Recorder.
4. I hereby affirm, pursuant to A.R.S. §9-471(A)(6), that no part of the territory associated with **Surprise Case #FS25-0856** for which the attached Annexation Petition is filed is already subject to an earlier filing for annexation.

FURTHER AFFIANT SAYETH NOT.

(Lloyd Abrams, Surprise Community Development Director)

SWORN TO AND SUBSCRIBED before me this 11th day of March, 2026.

CHARLES VASQUEZ
Notary Public - Arizona
MARICOPA COUNTY
Commission # 655397
Expires August 21, 2027

Notary Public for the State of Arizona

My commission expires: 8-21-27

D-1

ANNEXATION PETITION

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more of the real and personal property that also represents one-half or more of the value of the real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter described, said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked "Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of A.R.S. §9-471, and amendments thereto are fully observed.

The description of the territory proposed to be annexed as part of the Surprise Case #FS25-0856, not already within the present limits of the City of Surprise and located in Maricopa County, Arizona, is as described and attached hereto, marked Exhibit "A" and made part thereof:

DATE	NAME OF PROPERTY OWNER	MAILING ADDRESS	PHONE NO	PARCEL NUMBER OR LEGAL DESCRIPTION

EXHIBIT A

December 1, 2025

LEGAL DESCRIPTION FOR
DESERT TRAILS
EASTERLY 55 FEET

That part of the East Half of Section 13 and the Northeast Quarter of Section 24, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Maricopa County Brass Cap marking the Northeast Corner of said Section 13, from which the 1/2" rebar marking the East Quarter Corner of said Section 13 bears South 00°23'17" West, a distance of 2636.94';

Thence South 00°23'17" West, along the East line of the Northeast Quarter of said Section 13, a distance of 2,636.94 feet to the East Quarter Corner of said Section 13;

Thence South 00°39'28" West, along the East line of the Southeast Quarter of said Section 13, a distance of 2,641.39 feet to the Southeast Corner of said Section 13;

Thence South 00°22'03" West, along the East line of the Northeast Quarter of said Section 24, a distance of 2,636.07 feet to the East Quarter Corner of said Section 24;

Thence North 89°44'27" West, departing said East line and along the South line of said Northeast Quarter, a distance of 55.00 feet to a point on a line which is parallel with and 55.00 feet Westerly, from said East line;

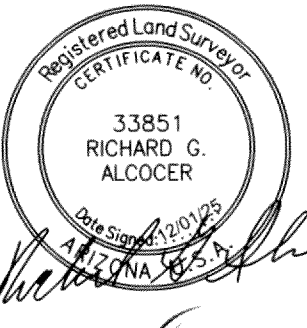
Thence North 00°22'03" East, along said parallel line, a distance of 2,636.13 feet to a point on the South line of the Southeast Quarter of said Section 24 which is parallel with and 55.00 feet Westerly, from the East line of said Southeast Quarter;

Thence North 00°39'28" East, along said parallel line, a distance of 2,641.37 feet to a point on the Southerly line of the Northeast Quarter of said Section 13 which is parallel with and 55.00 feet Westerly, from the East line of said Northeast Quarter;

Thence North 00°23'17" East, along said parallel line, a distance of 2,636.97 feet to a point on the North line of said Northeast Quarter;

Thence South 89°40'12" East, along said North line, a distance of 55.00 feet to the Point of Beginning.

Containing 435,291 Square Feet or 9.993 Acres, more or less.



4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

EXHIBIT A (cont)

DESERT TRAILS
EASTERLY 55 FEET

BOUNDARY

S0023'17.2318" W 2,636.94

S0039'27.9533" W 2,641.39

S0022'03.2475" W 2,636.07

N8944'26.5337" W 55.00

N0022'03.2475" E 2,636.13

N0039'27.9533" E 2,641.37

N0023'17.2318" E 2,636.97

S8940'12.2959" E 55.00

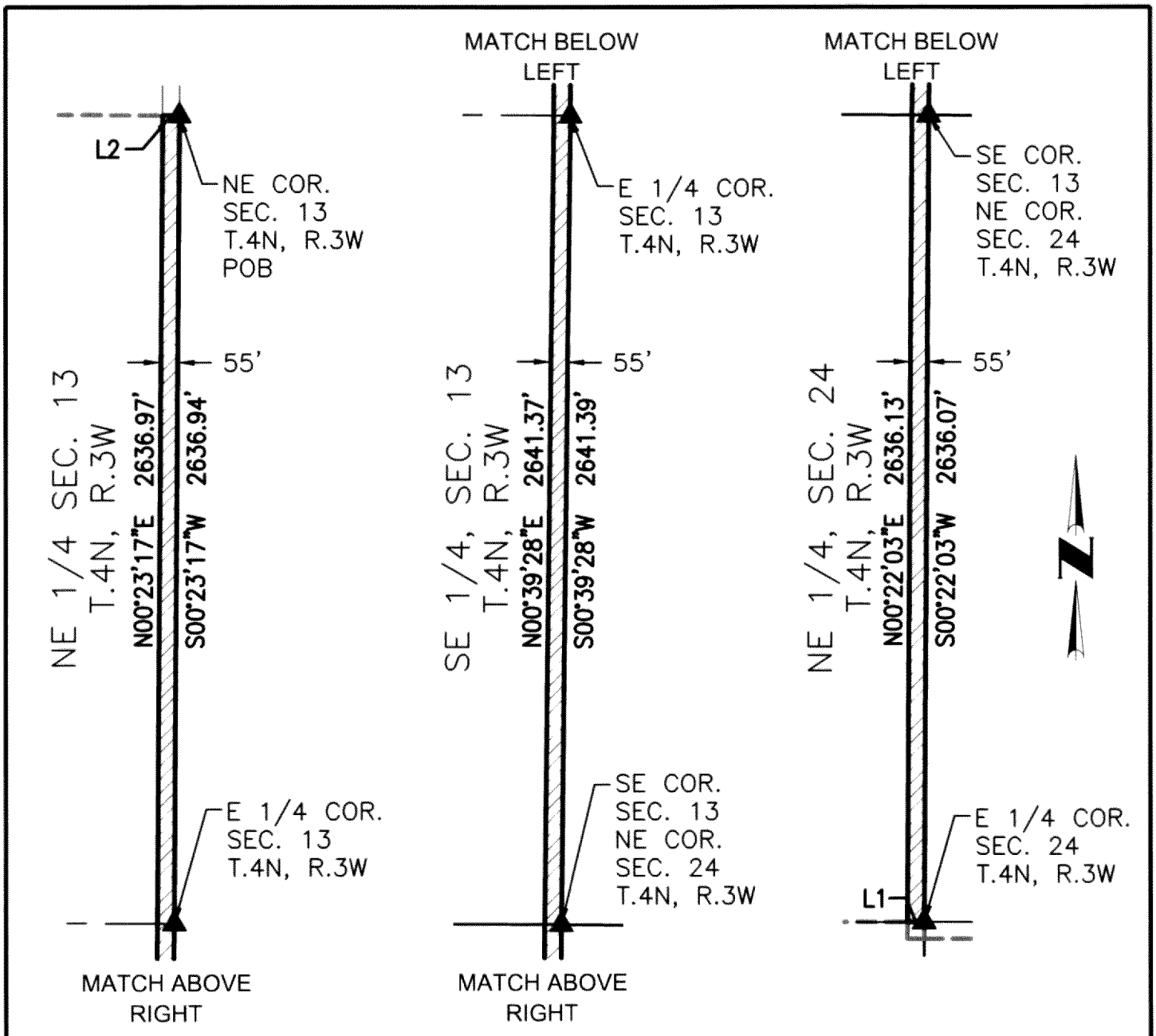
Area = 435,291 9.993 AC

Closing course: 180°15'08.4910" 0.002005

Misclosure: 1/1,000,000+

North Error: 0.002005
East Error: 0.000009

EXHIBIT B



EASTERLY 55 FEET
= 435,291 SQ. FT.
OR 9.993 ACRES

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°44'27"W	55.00'
L2	S89°40'12"E	55.00'

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed: 12/01/25
ARIZONA U.S.A.

SCALE 1" = 500'	DESERT TRAILS	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	EASTERLY 55 FEET	01 OF 01

N:\01\0397401\CADD\Exhibits\VX.EASTERLY 55 FEET.dwg **BradH** **December 1, 2025**

FS25-0856

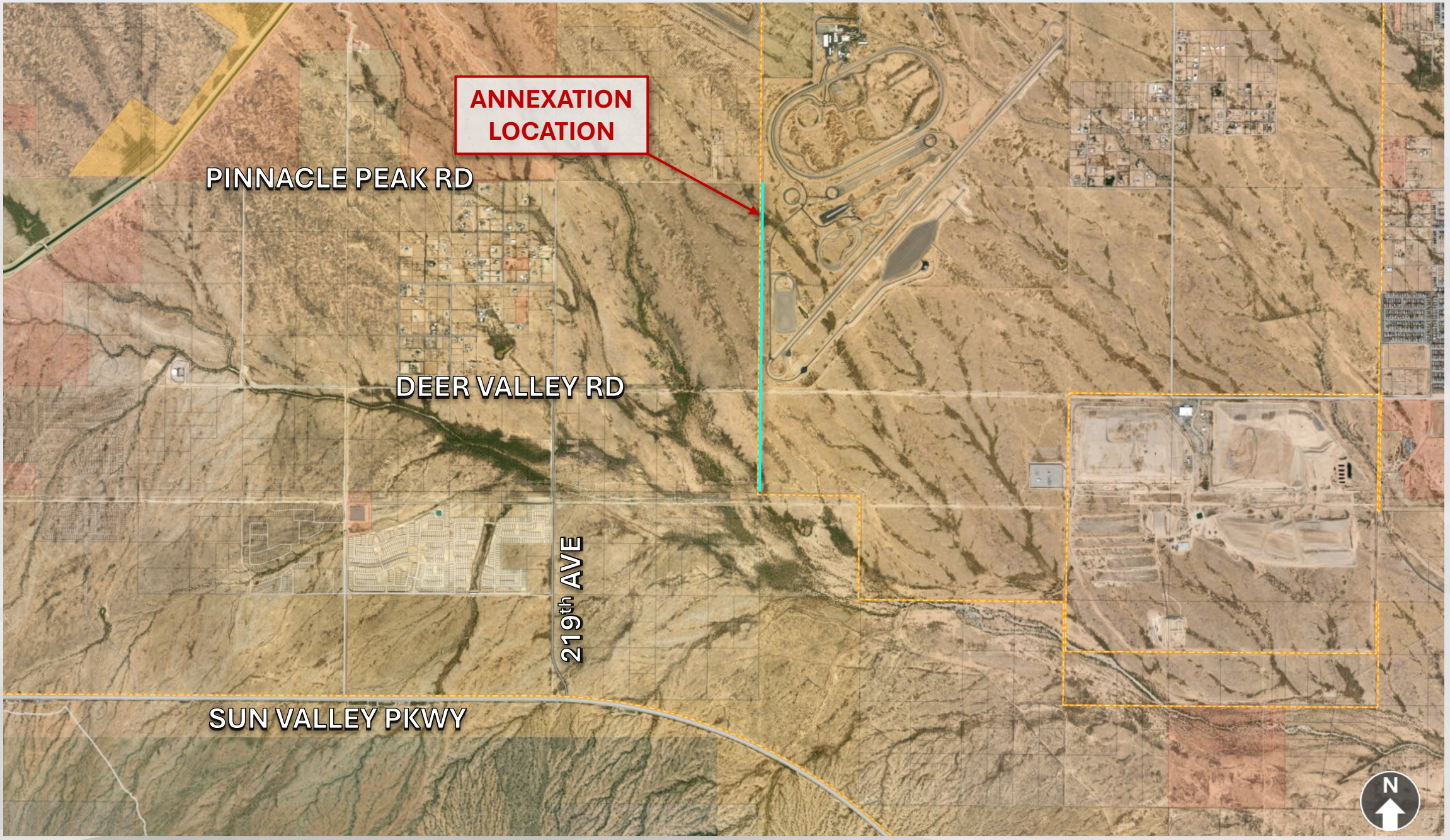
Desert Trails Annexation

Blank Petition

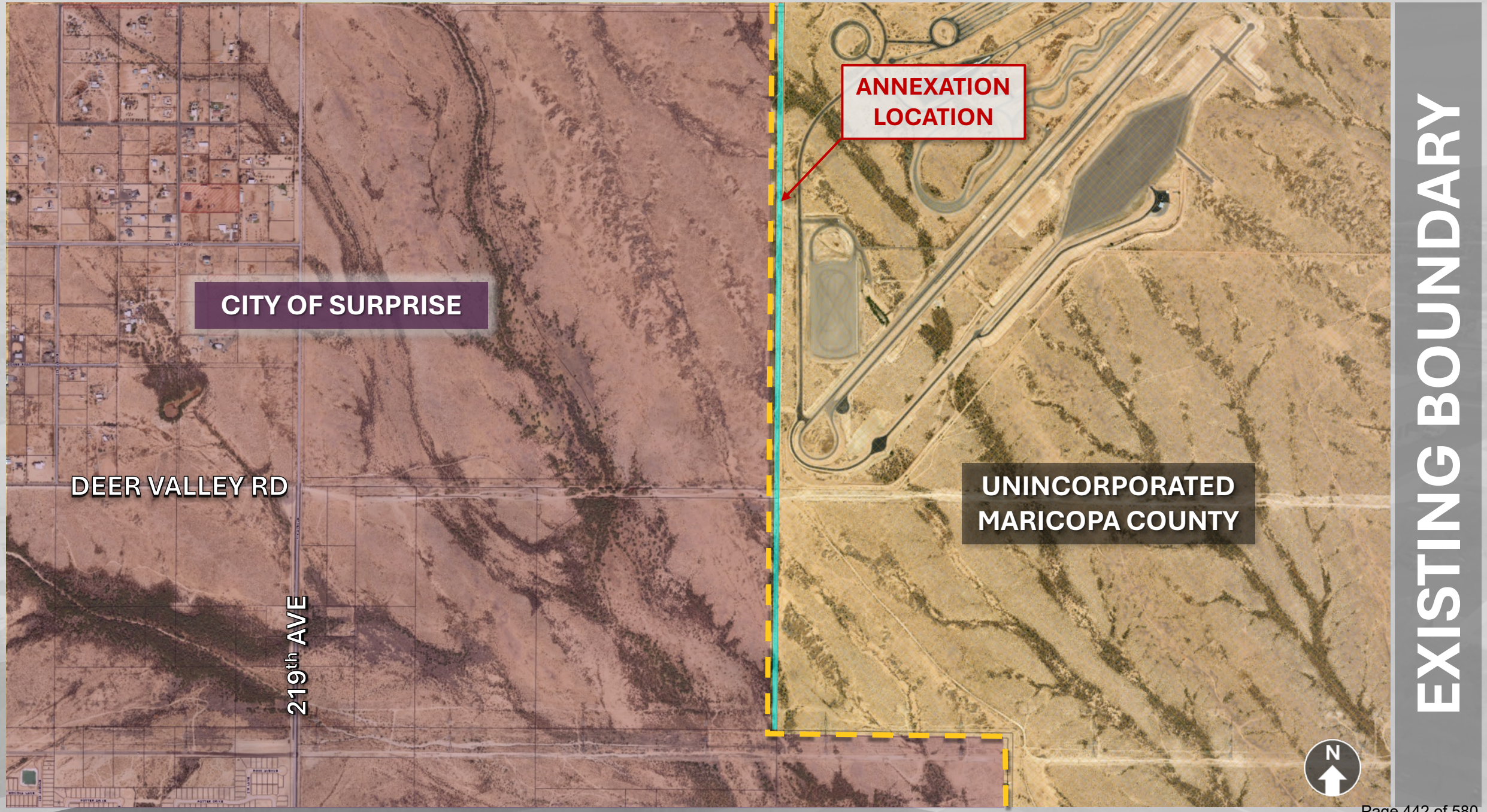
City Council

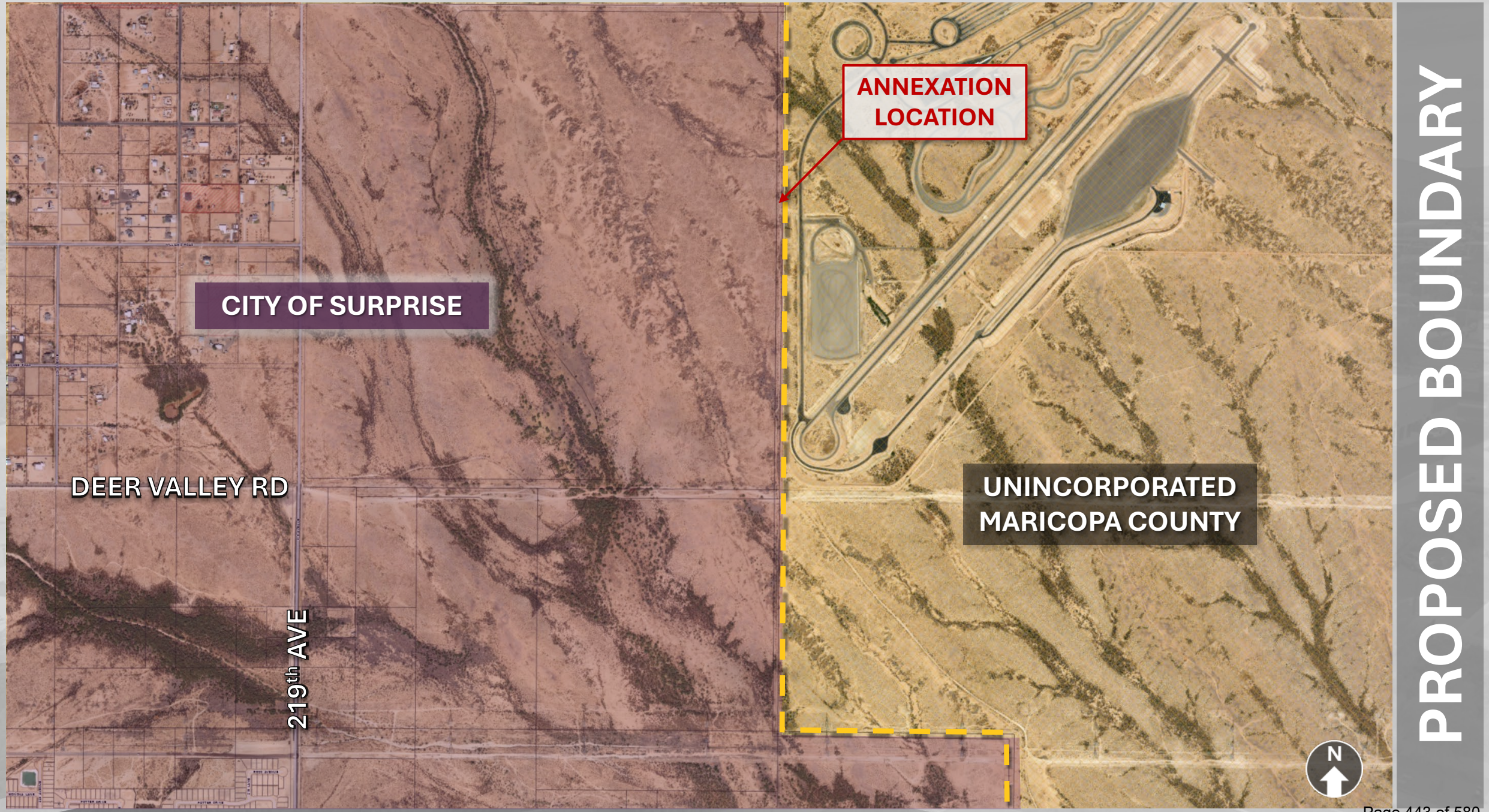
April 07 , 2026

SURPRISE
ARIZONA



FS25-0856 VICINITY MAP


ANNEXATION LOCATION
CITY OF SURPRISE
DEER VALLEY RD
219th AVE
UNINCORPORATED MARICOPA COUNTY
N
EXISTING BOUNDARY


ANNEXATION LOCATION
CITY OF SURPRISE
DEER VALLEY RD
219th AVE
UNINCORPORATED MARICOPA COUNTY
N
PROPOSED BOUNDARY

Annexation Steps

- **Resolution for the intent to Annex**
  - Approve Resolution for Blank Petition
  - City Council meeting – February 17, 2026

- **File Blank Petition**
  - Begin 30-day waiting period – Recorded March 11, 2026
  - Reach out to County Assessor and Department of Revenue
  - Petition to be filed

- **Public Hearing**
  - City Council holds public hearing to discuss the annexation ← **TONIGHT**
  - Held in the last day of the 30-day waiting period

- **Obtain signatures on annexation petitions**
  - Applicant has 1 year to complete petition
  - City Council adopts annexation ordinance

Questions or Comments?

Thank you

SURPRISE
ARIZONA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026

Contact Person: Jodi Tas, Government Relations Director

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations:

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

Agenda Wording:

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

Motion:

None, discussion only

Background:

The US 60 (Grand Avenue): Loop 303 to SR 74 Corridor Study has been underway since February 2024 and has developed a series of recommendations that address transportation needs in an area with relatively little transportation infrastructure today, but growing at a tremendous pace. The study covers the area between Loop 303 on the south, SR 74 on the north, Vistancia Boulevard on the east and the Hassayampa River on the west.

Objective Analysis:

The purpose of this presentation is to provide an update from MAG

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:

1. SurprisePresentation reducedsize

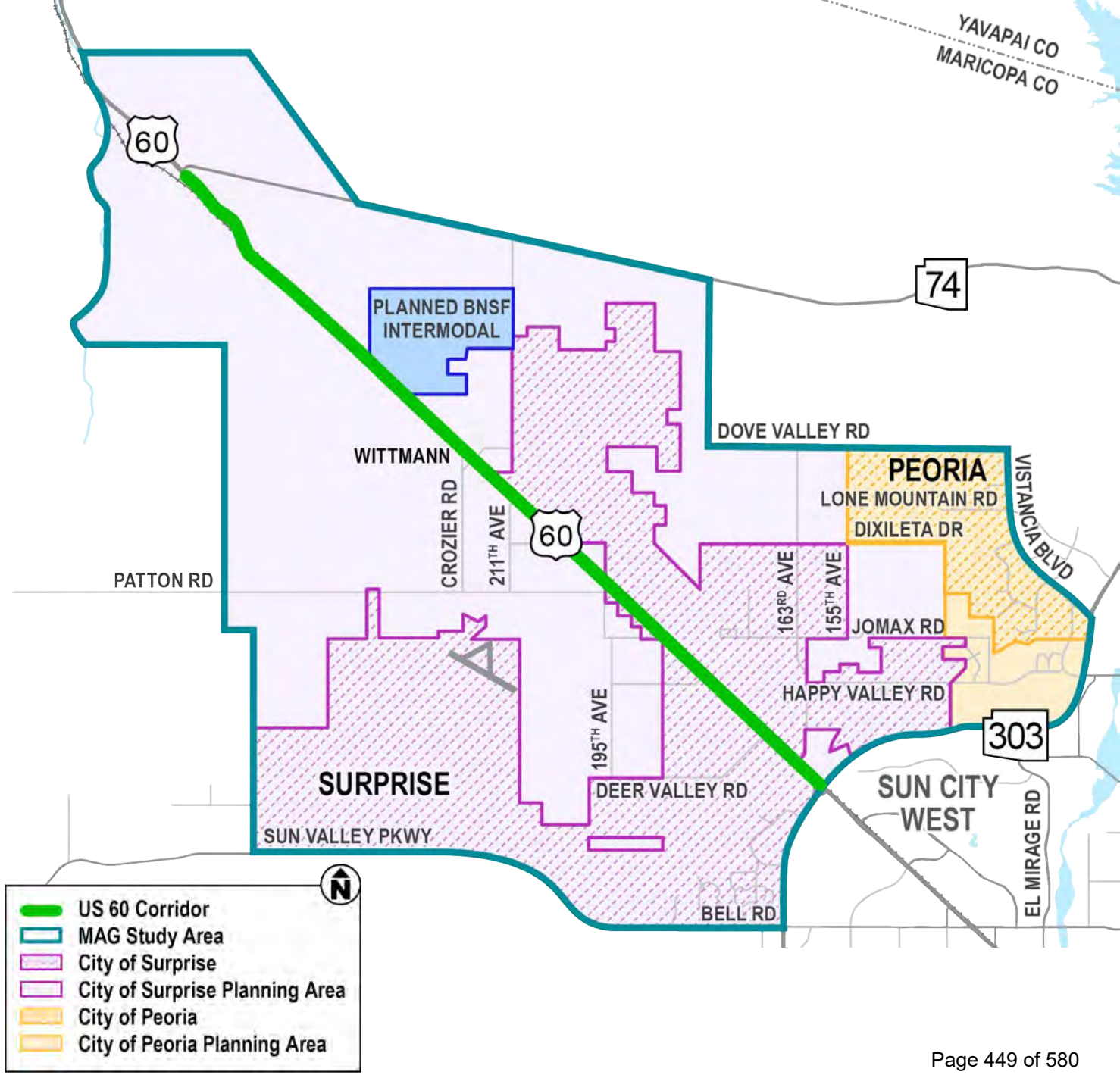
US 60 (GRAND AVENUE): LOOP 303 TO SR 74 CORRIDOR STUDY

Surprise City Council

April 7, 2026

STUDY PURPOSE

- Identify where transportation improvements are needed
- Determine when they are needed



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BACKGROUND

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BACKGROUND
Stakeholders

ARIZONA DEPARTMENT OF TRANSPORTATION

SURPRISE ARIZONA

PEORIA ARIZONA

MARICOPA COUNTY

ARIZONA STATE LAND DEPARTMENT

BNSF RAILWAY

BACKGROUND
BNSF Considerations

- Study includes BNSF proposed multimodal logistic facility assumptions
- Grade separating roads over the railroad tracks is not addressed in this study

MARICOPA ASSOCIATION of GOVERNMENTS

BACKGROUND
Project Schedule

March 2024 — INITIATE PROJECT

August 2024 — IN-PERSON OPEN HOUSE

March 2025 — VIRTUAL PUBLIC MEETING

October 2025

November 2025 — IN-PERSON OPEN HOUSE NOVEMBER 13, 2025

Early 2026 — We are here

DATA COLLECTION

ALTERNATIVE DEVELOPMENT

IMPLEMENTATION PLAN

FINAL REPORT ACCEPTED

MARICOPA ASSOCIATION of GOVERNMENTS

KEY FINDINGS

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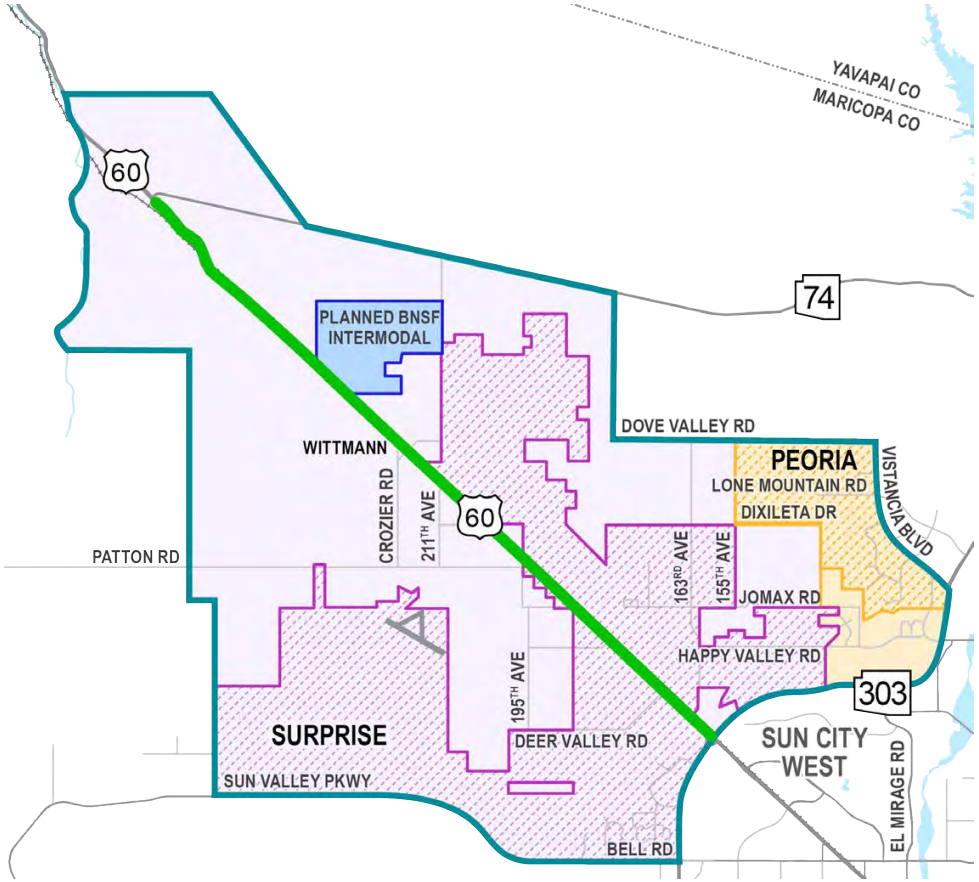
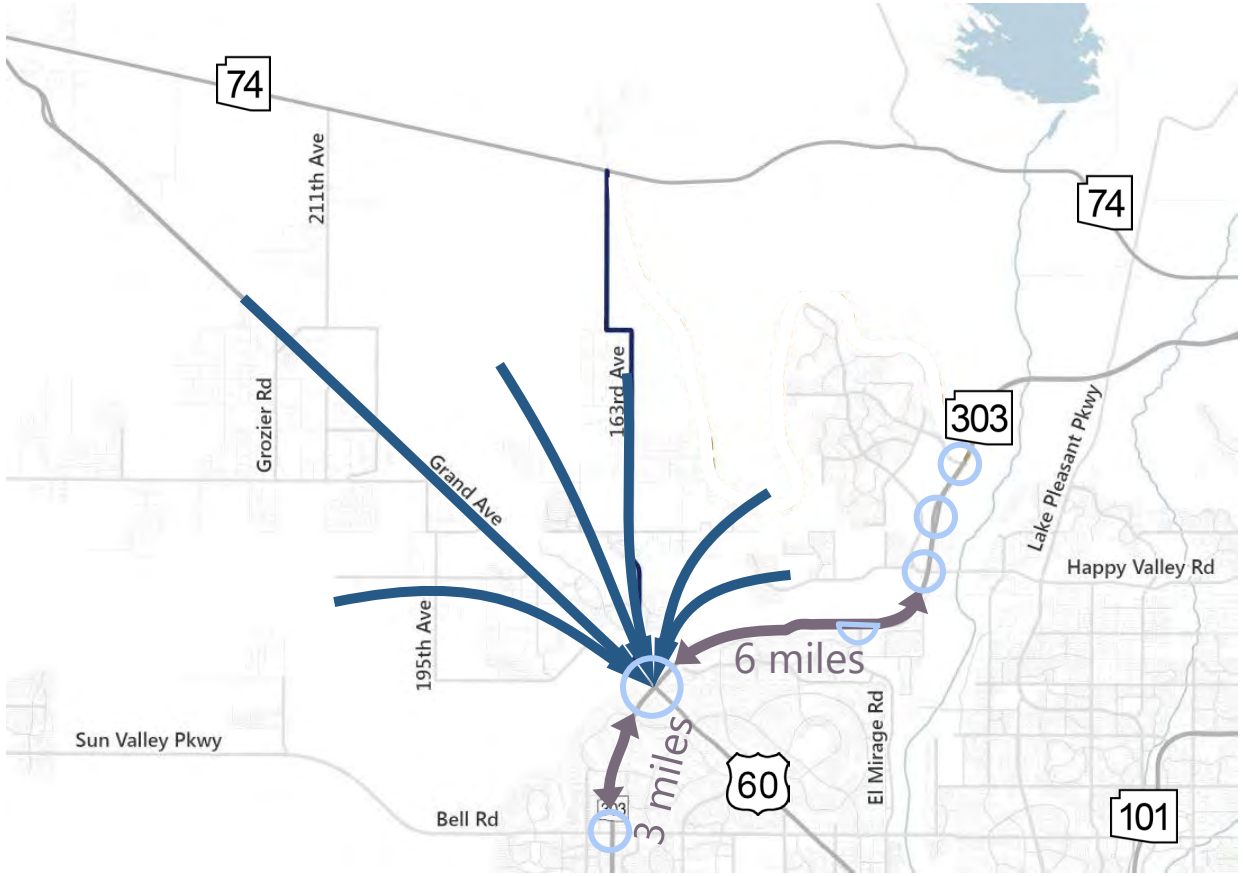
KEY FINDINGS
Congestion at US 60/Loop 303

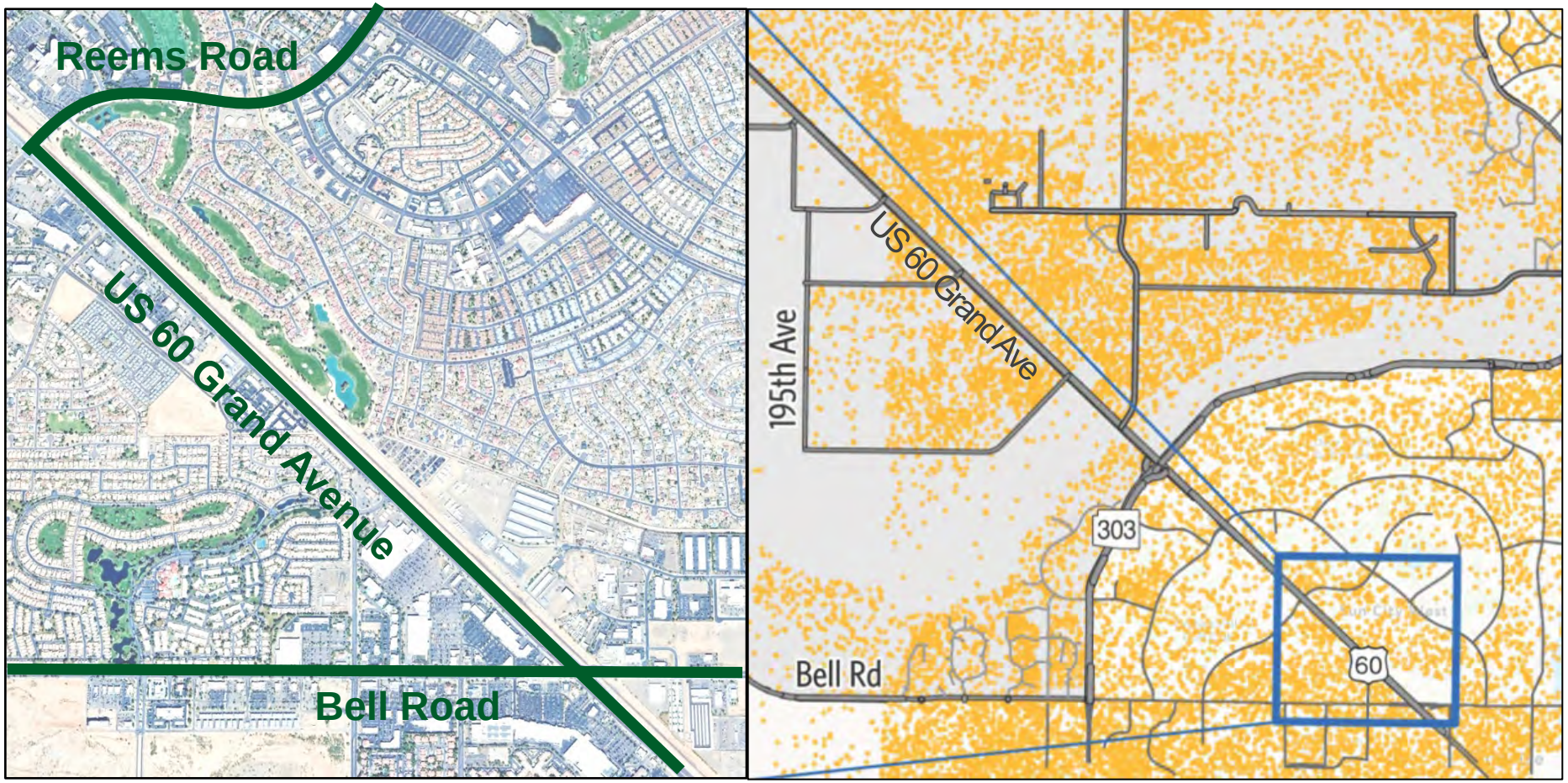


Existing study area freeway interchanges



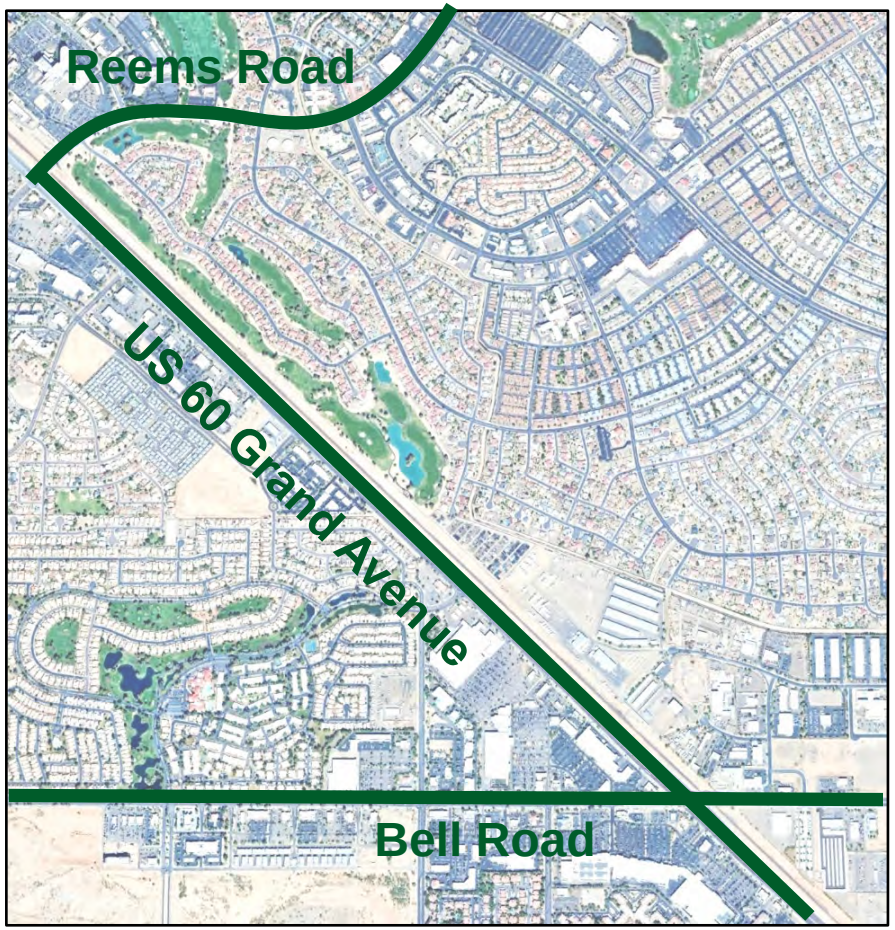
MARICOPA ASSOCIATION of GOVERNMENTS

KEY FINDINGS
Density of Future Development in Southern Portion of US 60 (Grand Ave)



MARICOPA ASSOCIATION of GOVERNMENTS

KEY FINDINGS
Density of Future Development in Southern Portion of US 60 (Grand Ave)



- High density of development
- Frequent signalized intersections
- Unsignalized driveways
- Reduced speed limits

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RECOMMENDATIONS

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RECOMMENDATIONS
Access to Loop 303 from US 60 (Grand Ave)

THREE-STEP PROCESS

Step 1: Implement small improvements

Step 2: Build the 155th Avenue/Loop 303 interchange

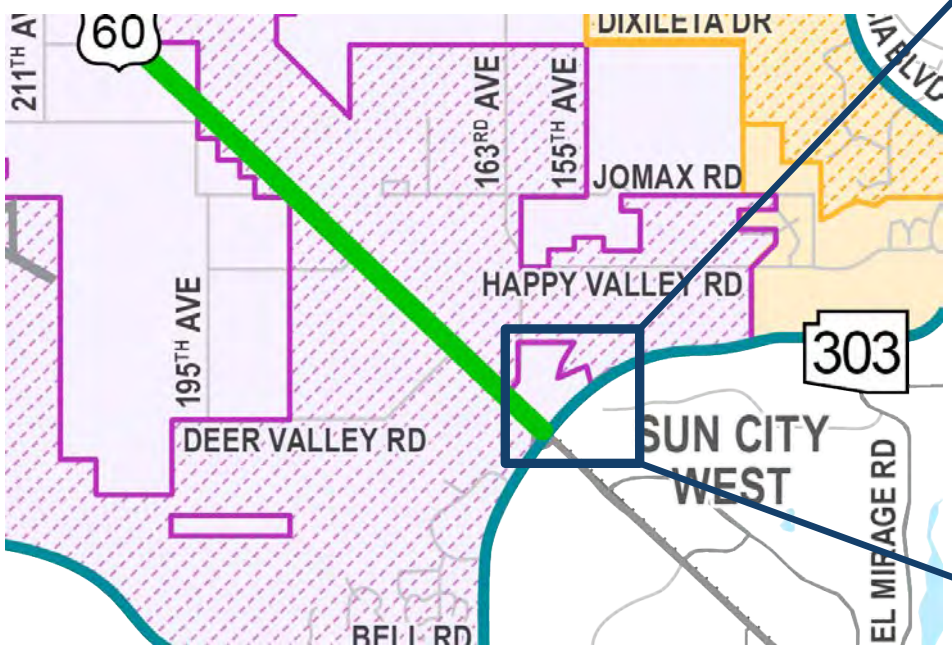
Step 3: Build major upgrades

RECOMMENDATIONS
Access to Loop 303 from US 60 (Grand Ave)

Step 1: Implement small improvements

RECOMMENDATIONS
Access to Loop 303 from US 60 (Grand Ave)

Step 2: Build the 155th Avenue/Loop 303 interchange



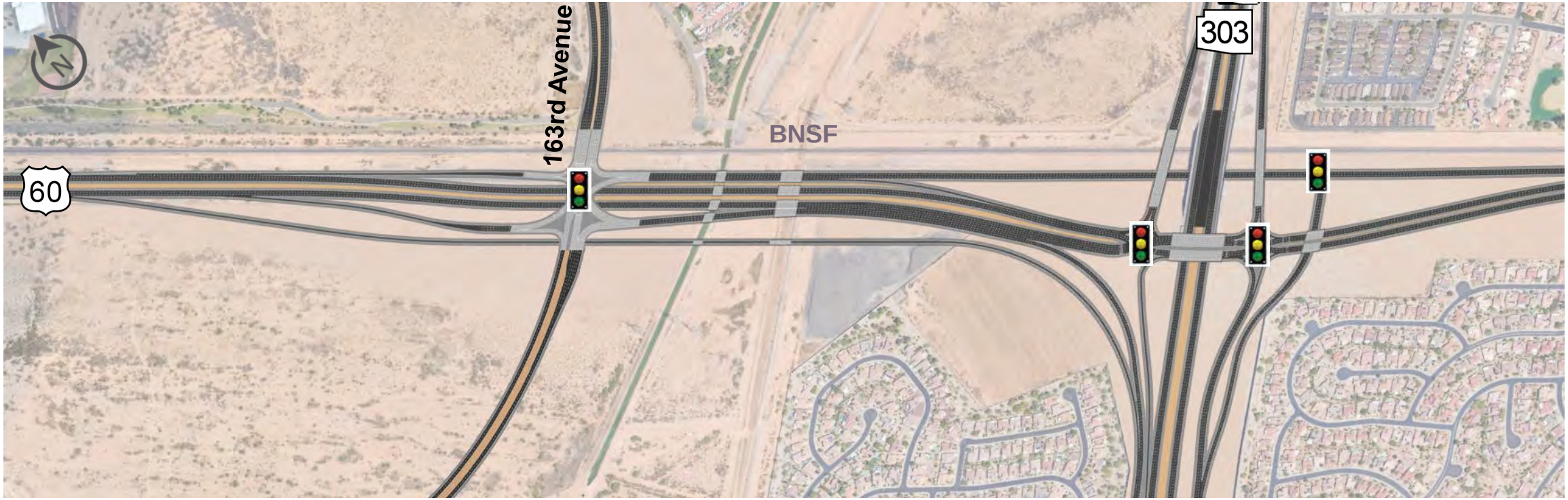
155th Avenue/Loop 303 interchange

MARICOPA ASSOCIATION of GOVERNMENTS

RECOMMENDATIONS
Access to Loop 303 from US 60 (Grand Ave)

Step 3: Build major upgrades

US 60 (Grand Ave)/163rd Avenue Intersection and US 60 (Grand Ave)/Loop 303 Interchange



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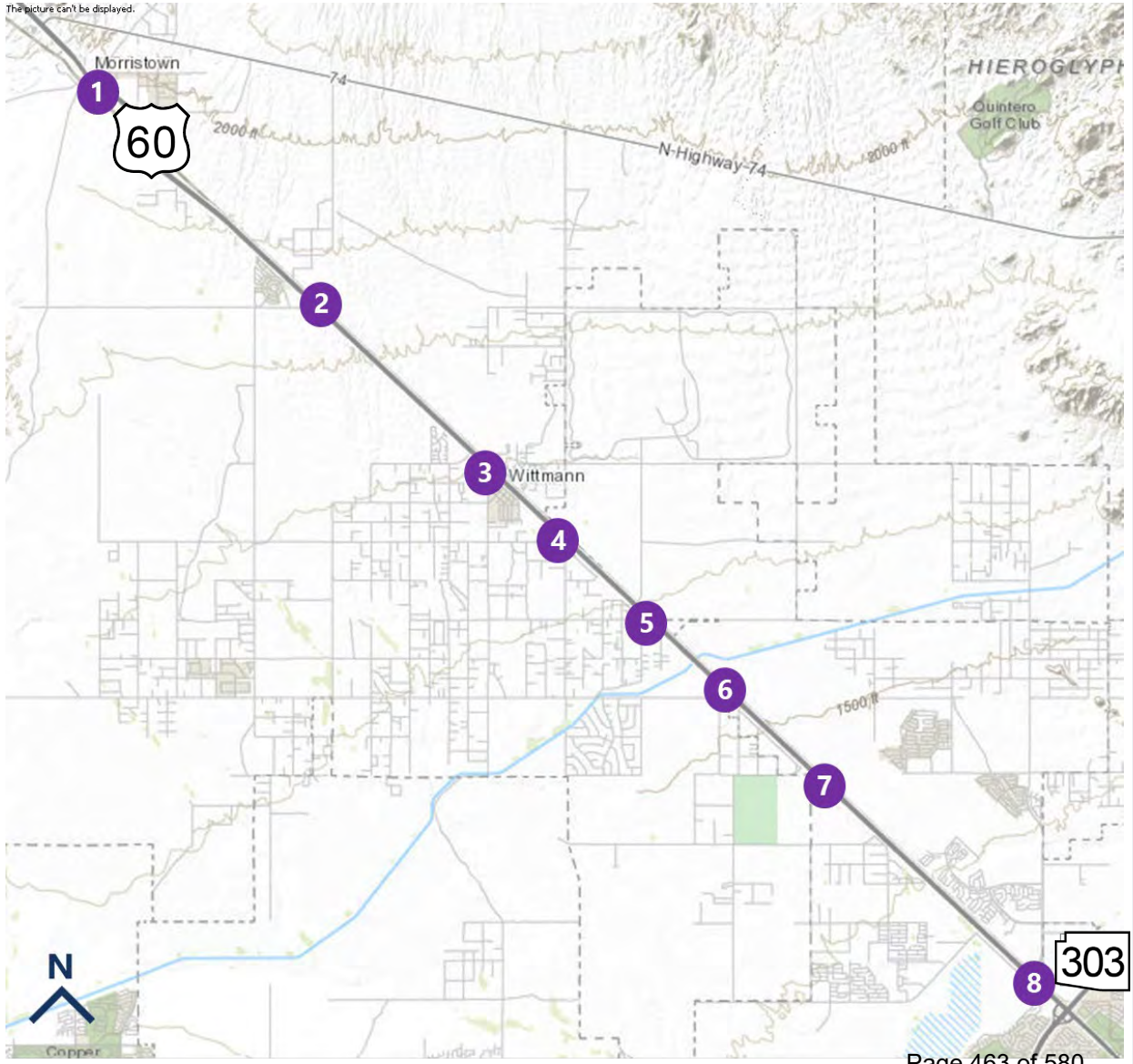
RECOMMENDATIONS
Access Management along US 60

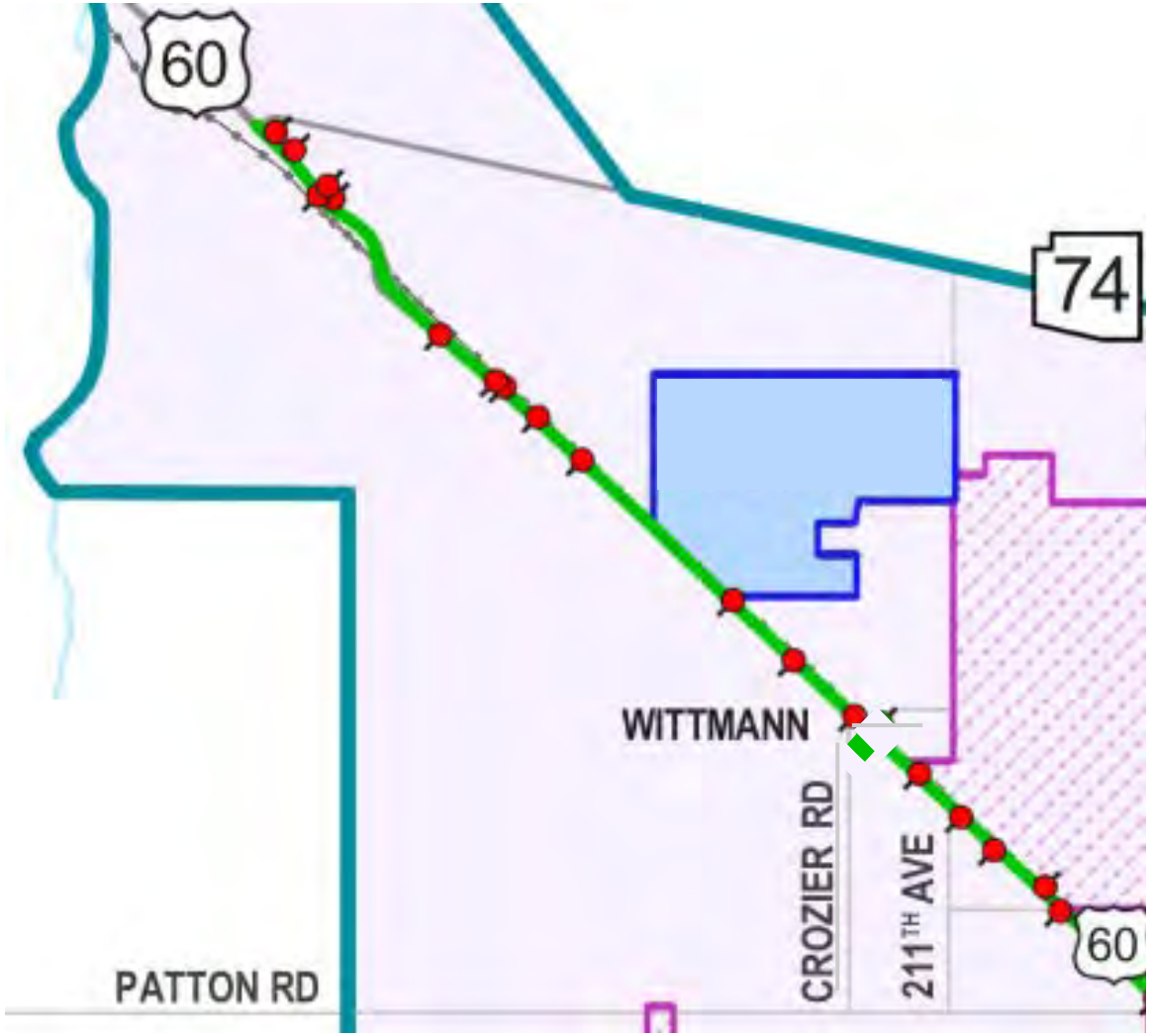
- Eight opportunities to access and cross US 60 (Grand Ave)
- Ensure key access points crossing US 60 (Grand Ave) are available when needed



RECOMMENDATIONS
Access Management along US 60

- Rural environment
- High speed limits
- Growing truck volumes
- **Focus on safety**

Existing Access Points Along US 60



MARICOPA ASSOCIATION of GOVERNMENTS

SEQUENCING OF IMPROVEMENTS

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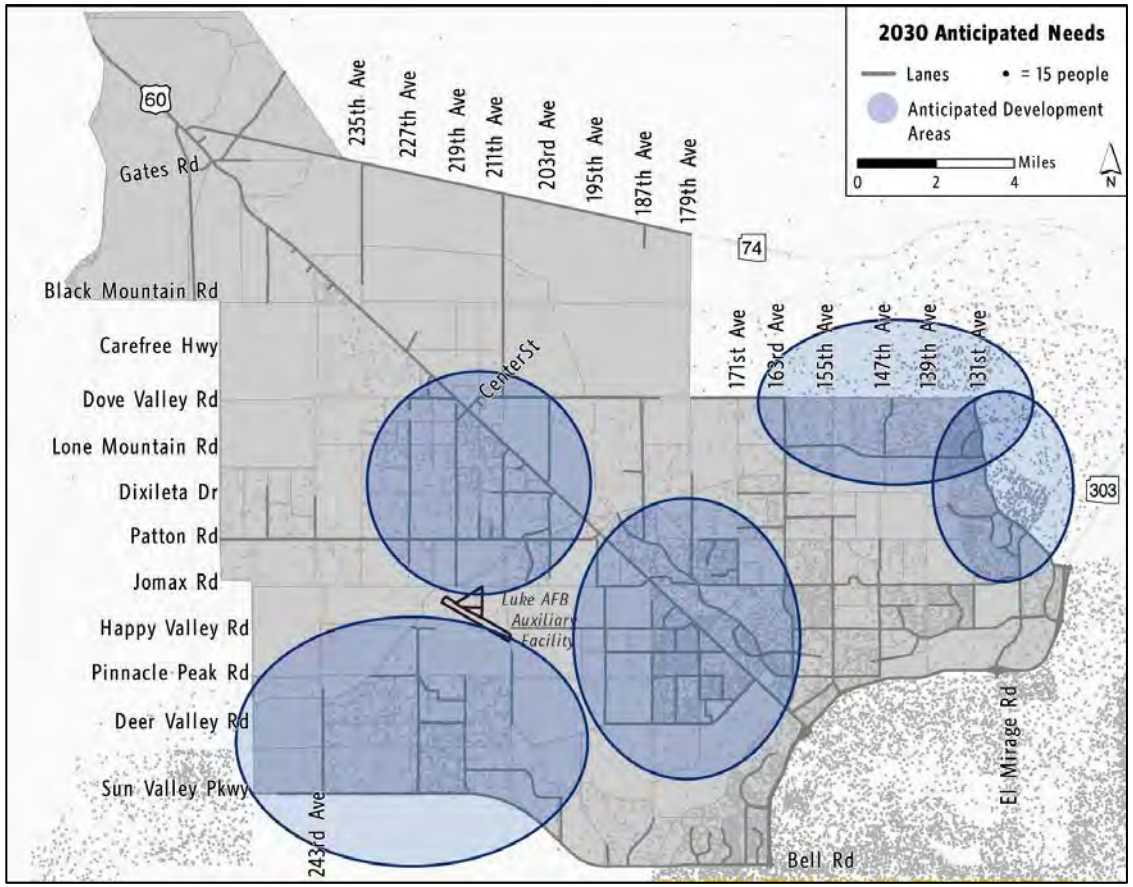
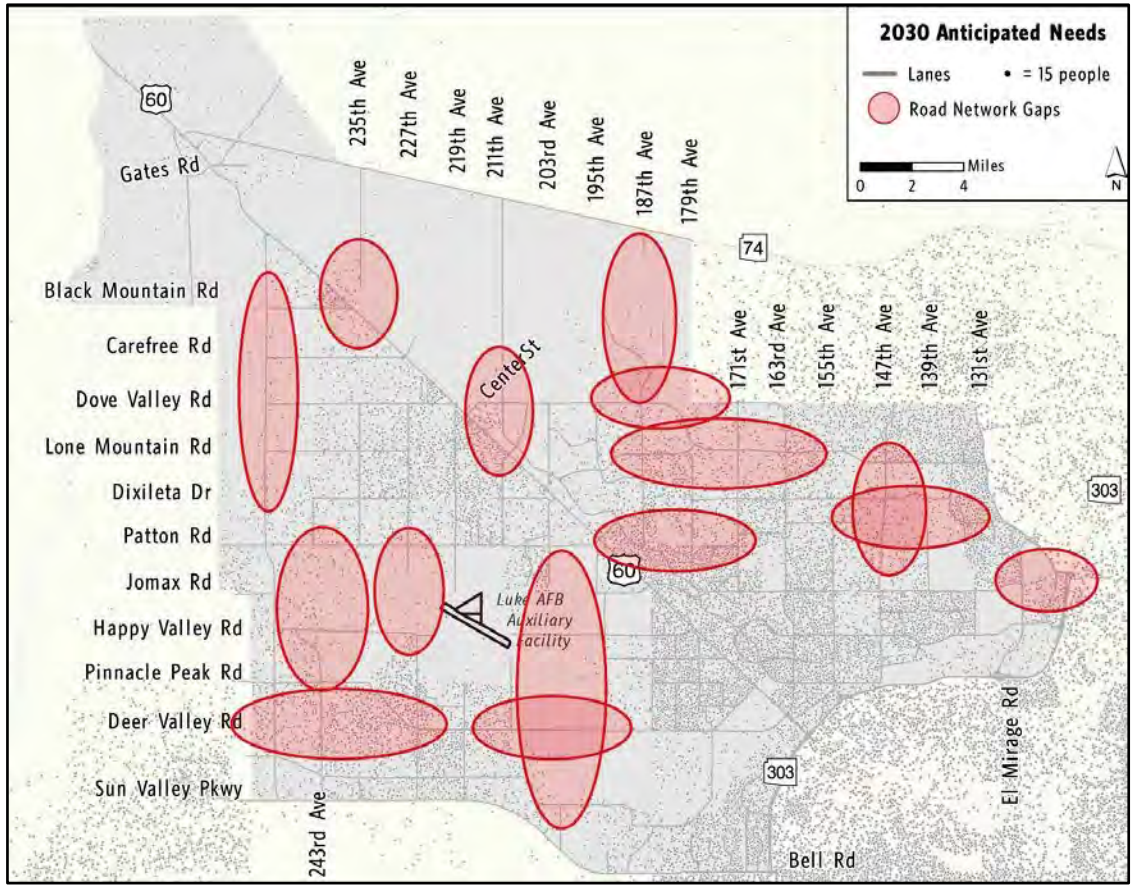
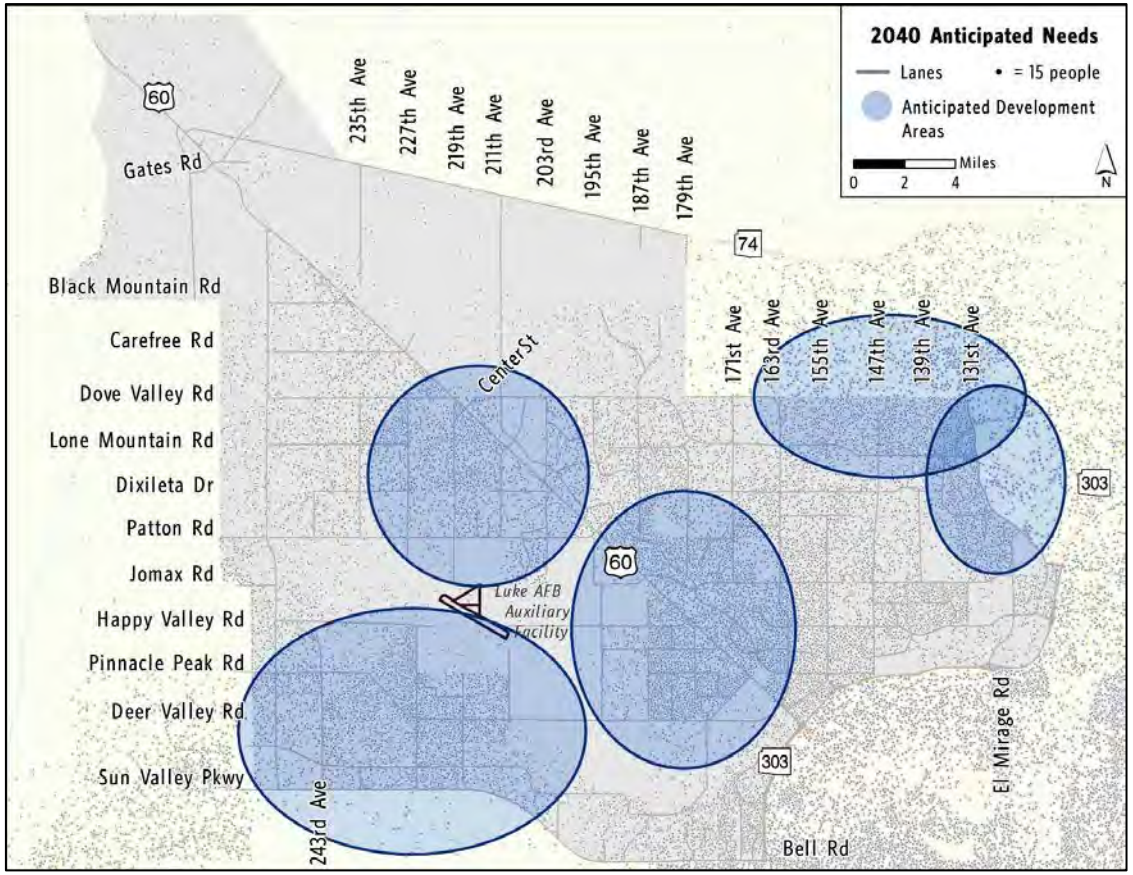
SEQUENCING OF IMPROVEMENTS – EARLY YEARS

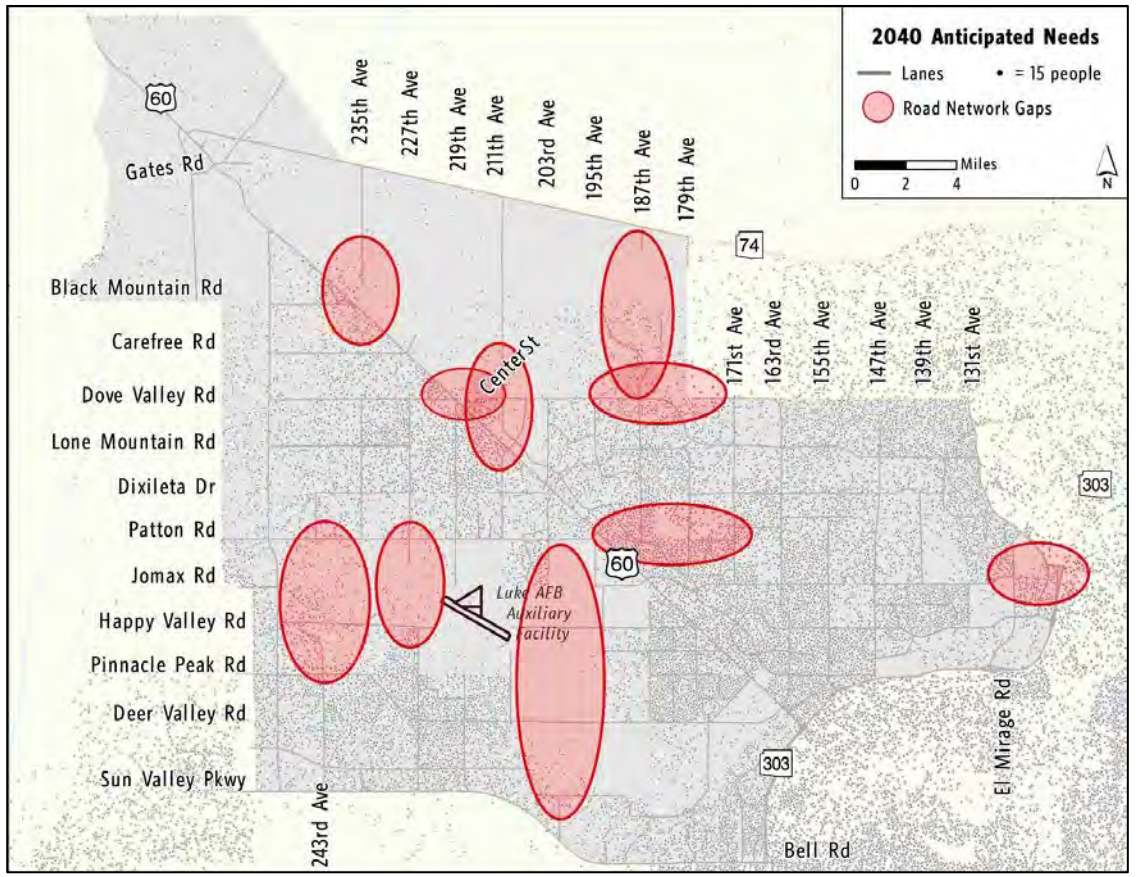




The challenge in the early years will be to fill in gaps by providing connections between isolated pockets of development.

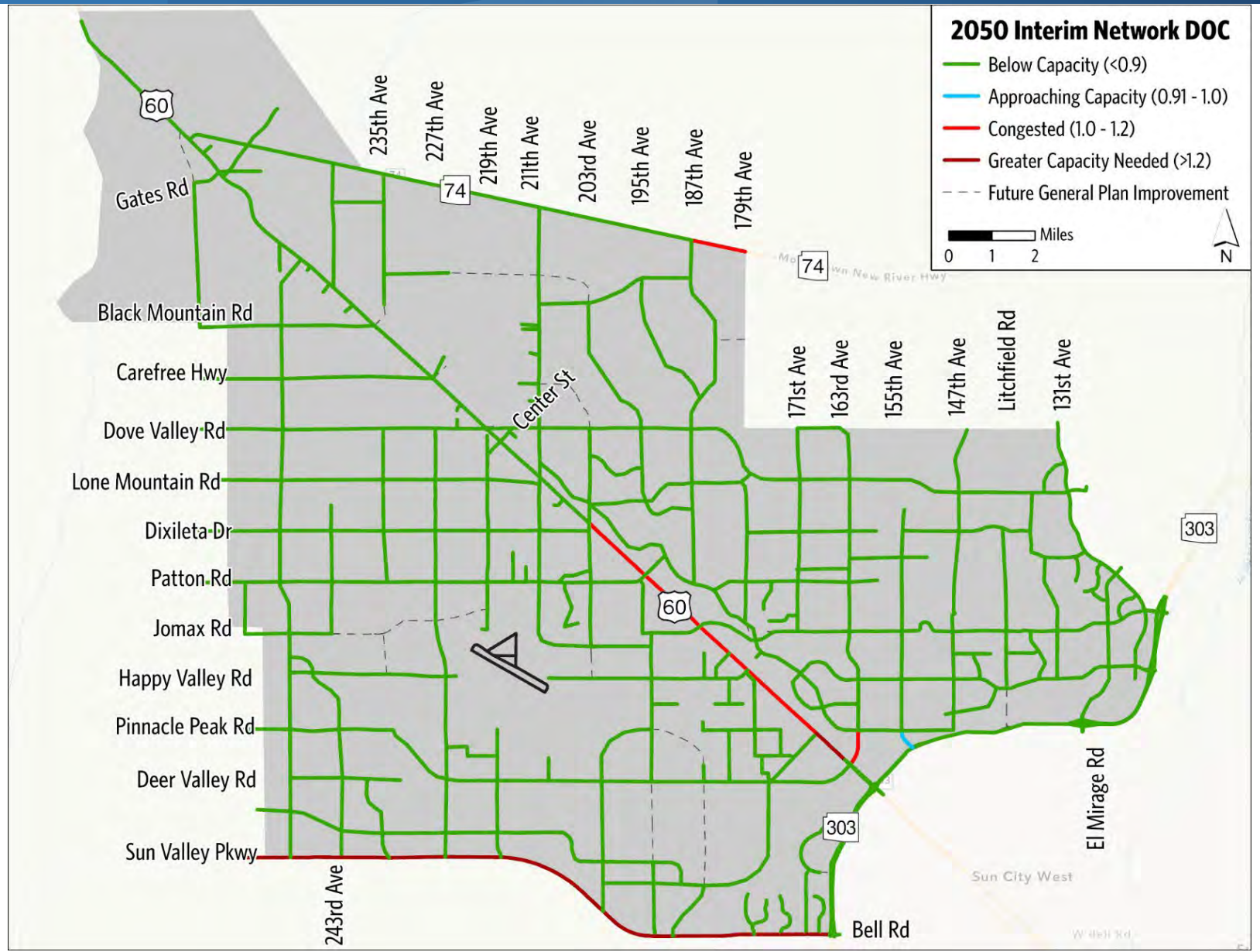
SEQUENCING OF IMPROVEMENTS – EARLY YEARS





The challenge will continue for another decade.

SEQUENCING OF IMPROVEMENTS 2050

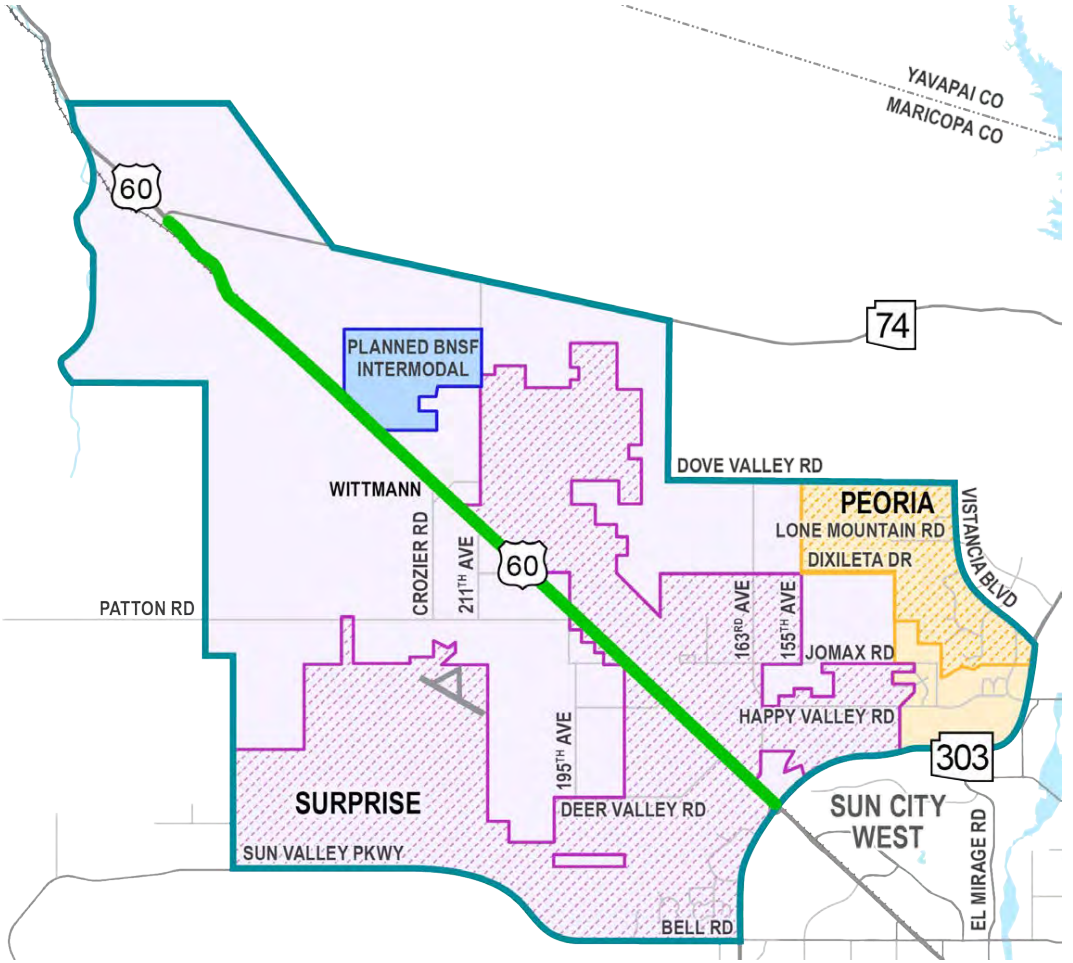


By 2050, the gaps should be mostly filled, and the system will operate more efficiently. But some roads will exceed General Plan capacities.

RECOMMENDATIONS
Summary

Recommendations will help MAG and its member agencies improve:

- Access to:
  - Loop 303 from US 60 (Grand Ave)
  - Other Loop 303 interchanges
  - US 60 (Grand Ave) from arterial streets
- Implementation of an Access Management Plan for US 60 (Grand Ave)



MARICOPA ASSOCIATION of GOVERNMENTS

Looking Ahead: Role of the Study

- On March 25, 2026, the MAG Regional Council accepted the US 60 (Grand Avenue): Loop 303 to State Route (SR) 74 Corridor Study
- The study establishes the vision for transportation infrastructure improvements in the area
- The study helps inform the regional investments funded through Proposition 479

Looking Ahead: Next Steps

Funding for improvements has been identified in the Proposition 479 Freeway Life Cycle Program:

- New interchange at Loop 303 and 155th Avenue
- Improvements at US 60 (Grand Avenue) and 163rd Avenue
- Ultimate system interchange at Loop 303/US 60 (Grand Avenue)

Loop 303 at 155th Avenue interchange underway - $99 million

- ADOT has initiated final design
- Right of way and utility work in FY 2027
- Construction programmed for FY 2028

US 60: Deer Valley Road to Loop 303 (Ultimate System Interchange) - $462 million

- FY 2027 Freeway Life Cycle Program update underway
- Combine the US 60 (Grand Avenue) at 163rd Avenue and Loop 303 projects into a US 60 (Grand Avenue): Deer Valley Road to Loop 303 (Ultimate System Interchange) project
- Proposed funding for design, right of way, and utility work in Phase I (2026-2030); construction early in Phase II (2031-2035)

THANK YOU

Bradlee Williams
bwilliams@azmag.gov

MARICOPA ASSOCIATION of GOVERNMENTS

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026

Contact Person: Melissa Moreno, Internal Auditor - Senior

Submitting Department: City Auditor

District: Citywide

Staff Recommendations:

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

Agenda Wording:

* ~~Presentation and discussion pertaining to internal audit reports approved by the City of Surprise Audit Committee.~~

Motion:

For discussion only.

Background:

This item has been placed on the agenda to discuss the results of work performed as part of the Annual Audit Plan, which was approved by the Audit Committee.

Objective Analysis:

The mission of the City Audit Committee is to provide advice to the city council in respect to fulfilling its oversight responsibilities regarding the integrity of the city's annual comprehensive financial statements and to assist and advise the city auditor and city council on matters relating to the city's compliance with legal and regulatory requirements, systems of internal controls, management of citywide risk environment and the performance of internal and external auditors. This discussion and possible action will lend itself to the oversight and advisory components of the mission statement. City staff does not anticipate any negative impacts at this time.

Policy Compliant:

Sec. 2-304 (c) (6-8) of the Surprise Municipal Code directs the Audit Committee to: In coordination with the city auditor, review significant audit findings and monitor responses thereto; provide independent review and oversight of the internal and external auditor including any audits either performs, and evaluate internal and external audits for performance and compliance with accepted professional standards.

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. FINAL Secured Permit and Development Revenue Audit Report
2. Final Secured Special Events and Facility Rentals Audit Report
3. FINAL Secured Tourism Fund Audit Report
4. SECURED Capital Improvement Plan Projects Audit Report
5. SECURED Fire-Medical Payroll Audit Report
6. City Auditor Department 4-7-26

SURPRISE
ARIZONA

Permit and Development Revenue Audit Report

February 27, 2025

Melissa Moreno, Internal Auditor - Sr.

City Auditor Department

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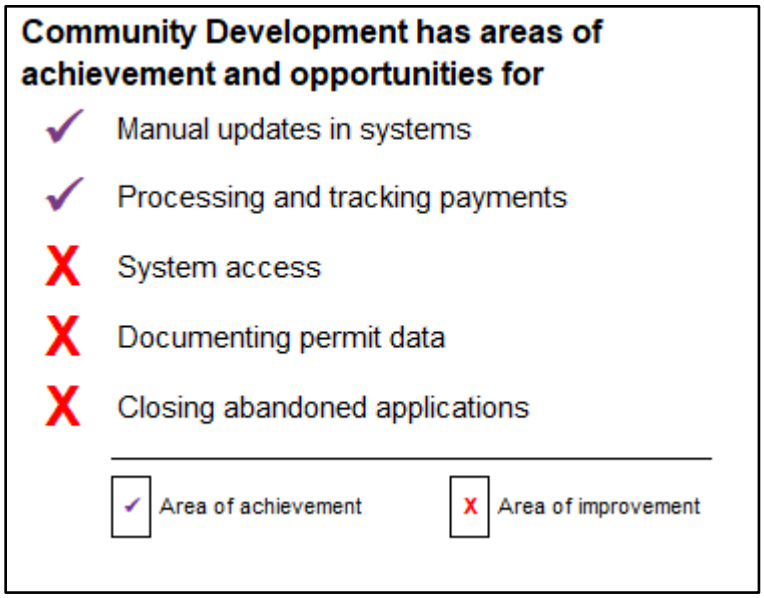
Executive Summary

As part of the City Auditor Department's (CAD) Fiscal Year (FY) 2025 Annual Audit Plan, an audit of the City of Surprise (City) permit and development revenue funds for July 1, 2022, through June 30, 2024, was performed. The purpose of the audit was to determine whether the revenues were accurately recorded and processed effectively and efficiently in compliance with City policies and procedures. A previous permit processing audit was conducted in FY2020.



Overall, auditors found areas of improvement related to the systems and processes used to process permit and development revenues. Auditors reviewed 380 permit applications over FY2023 and FY2024, out of the 13,950 permit applications that were processed during these years. The process of tracking the changes between the different systems, such as Camino and Land Information System (LIS), appear to be sufficient. In addition, the payments made and updated in LIS are reconciled monthly with Munis to ensure accuracy. However, auditors found instances where users with access to Camino or LIS should not have had access. In addition, of the 380 permit applications sampled, there were four applications where the permit documentation could have been improved to be more accurate. Auditors also found the process for identifying and closing out abandoned permit applications needs to be implemented and followed up on.

As a result, this report documents opportunities for improvement and makes recommendations to the Community Development Department to ensure system access is reviewed at least annually, review permits for accuracy, and implement the policy for abandoned applications.

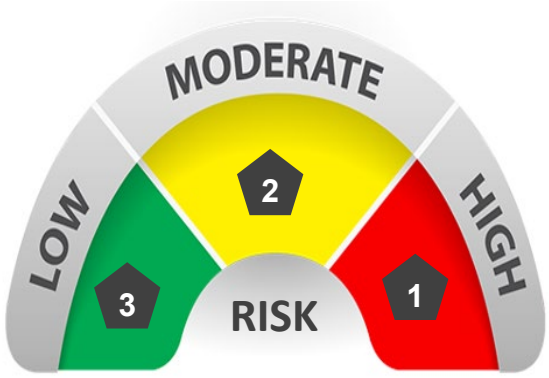
Observations Summary and Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction. Refer to the rating definitions in Appendix B.

1. System user access needs to be reviewed and updated periodically to ensure proper access levels are authorized.

2. Some permit applications should be reviewed to ensure proper documentation of data related to the permit.

3. Policy related to abandoned permits needs to be implemented and followed up to ensure compliance.



Detailed Observations

High Risk - Observation

1. System user access needs to be reviewed and updated periodically to ensure proper access levels are authorized.

According to the City's *Information Security Policies and Procedures Version 3.1*, section 4.5.1 states that "Each user's access privileges must be authorized according to business needs, restricted to least privileges necessary to perform job responsibilities, and assigned based on job classification and function. "

Additionally, industry standards recommend that organizations limit information system access to the minimum necessary for users to accomplish their tasks and to disable access of terminated users to prevent unauthorized access. National Institute of Standards and Technology (NIST) Special Publication 800-53 states that "A periodic review of assigned user privileges is necessary to determine if the rationale for assigning such privileges remains valid" and should remove access if necessary.

Auditors found outdated and inappropriate access levels listed in two systems used to monitor permit applications, Camino and LIS. We reviewed overall system access but did not evaluate the specific level of access within a system. Specifically, auditors identified 15 users with access to systems they did not need:

- Of the 47 users with access to Camino, one was an employee who left employment, and one was a contractor who no longer needed to have access to the system.

- Of the 187 total users with access to LIS, five were employees who left employment, and eight were contractors who no longer needed access to the system.

During the audit, Community Development Department staff contacted the Information Technology (IT) department to request that access for all 15 of these users be removed.

According to Community Development Department staff, the last time they reviewed the system access lists was over two years ago. They rely on the IT department to remove access for employees or contractors when they leave employment. In addition, in instances where an employee does not leave but no longer needs access, since no termination notification is sent to IT, they would not be removed. Through not having a process to review access periodically, these individuals continued to have access to the system.

Risk

Users with access they do not need increases risks related to security, privacy, legal compliance, and operational efficiency.

Recommendations

The Community Development Department should:

1A. Review the system access lists for all systems to ensure that the current access and specific levels are appropriate for the business's needs.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 3/10/2025

The user access and privilege lists for LIS and the Surprise Online Application Portal have been reviewed and updated accordingly.

1B. Develop and implement a policy to review system access lists at least annually to ensure updates are made appropriately and identify if any further access changes are necessary.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 3/10/2025

A policy to review system access lists on a quarterly basis has been created and implemented.

Moderate Risk - Observation

2. Some permit applications should be reviewed to ensure proper documentation of data related to the permit.

According to the Development Services Fee Schedule, permit fees are calculated at $100 plus $6 per $1,000 of the valuation of the project, and administrative fees are 0.5% of the valuation of the project. The Development Services Fee Schedule also provides a table with development impact fees related to water systems and wastewater. However, the Development Agreements related to many of the permit applications require that the City not assess or collect water system or sewer system development fees. As a result of this, credits are provided back to adjust the development impact fees related to these.

Of the 380 permit applications sampled, one permit was potentially charged incorrectly. This permit application was initially submitted, paid, and issued for a project but later requested a modification. Since permit and administrative fees are based on the valuation of the project, the increased scope of the permit modification could have potentially impacted the valuation of the project. However, no documentation noted if staff followed up on any changes to valuation and no additional fees were requested.

In addition, of the 77 permits with credits reviewed, three were not documented properly in LIS. Auditors confirmed that the total amount assessed and collected for these permits was correct. However, the credit was subtracted from the total fees due instead of being entered into LIS as a credit for those permits.

While new staff are provided training from senior staff and make their own notes of how to perform and document tasks, no formal procedures are documented for staff on what they should do, resulting in a higher chance of steps being missed or errors being made.

Risk

Inaccurate permit fees could result in the City overcharging or undercharging permit applicants. In addition, a lack of proper documentation in City systems could result in data loss, making validating data more difficult.

Recommendations

The Community Development Department should:

2A. Review currently open permits and ensure that valuation changes are being taken into account and that fees are documented appropriately going forward.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 4/8/2025

The Building Permit Modification application will be amended to include a valuation of additional work field. A new report will be created and reviewed weekly by the

Development Review Supervisor to verify modification valuations entered into LIS are accurate.

2B. Ensure that staff are provided with proper training and have a documented procedure for performing tasks as a reference.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 4/8/2025

The Development Review Supervisor will continue to create/revise policies and procedures to ensure consistent application of processes. As new policies and procedures are approved, staff will undergo training.

Low Risk - Observation

3. Policy related to abandoned permits needs to be implemented and followed up to ensure compliance.

The Permit Application Abandonment Policy states that a permit application with no activity in the prior 150 days will be notified that their application may be considered abandoned if no action is taken within the next 30 days. After 180 days of no action and having received the notice, a permit application is considered abandoned retaining all fees paid, and requiring payment of any plan review and administrative fees for time spent by City staff if not already paid.

Of the 380 out of 13,950 permit applications sampled by auditors, 12 of the permit applications have had no activity for more than 180 days as of January 2025. One of these permit applications received a notice of potentially being considered abandoned but has not been closed yet. The other 11 permit applications have not received notification or been closed. Specifically:

- Three permit applications have had no activity in more than two years.
- Five permit applications have had no activity in more than one year.
- Four permit applications have had no activity in more than 180 days.

The Community Development Department issued the Permit Application Abandonment Policy on 11/14/2024, and according to staff, they have not had a chance to review all permit applications to apply the policy since it was issued.

Risk

Permit applications that are left open for an extended period of time risk leaving the City open to potential refunds or loss of revenue on plan review and administrative fees. In addition, when permit applications are not kept current, there is a higher risk of not maintaining changes to codes and method changes in the industry.

Recommendations

The Community Development Department should:

3A. Review all currently open permit applications and notify ones with no activity in at least 150 days of potential abandonment, per the City policy.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 4/8/2025

The Business Analyst created a SQL Server Reporting Services (SSRS) report which allows the Development Review Supervisor to easily identify permit applications with no activity for 150 days. Notification has begun.

3B. Ensure that going forward, open permit applications and those that have received prior notification are reviewed at least monthly to ensure that notification and closures are implemented according to City policy.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 4/8/2025

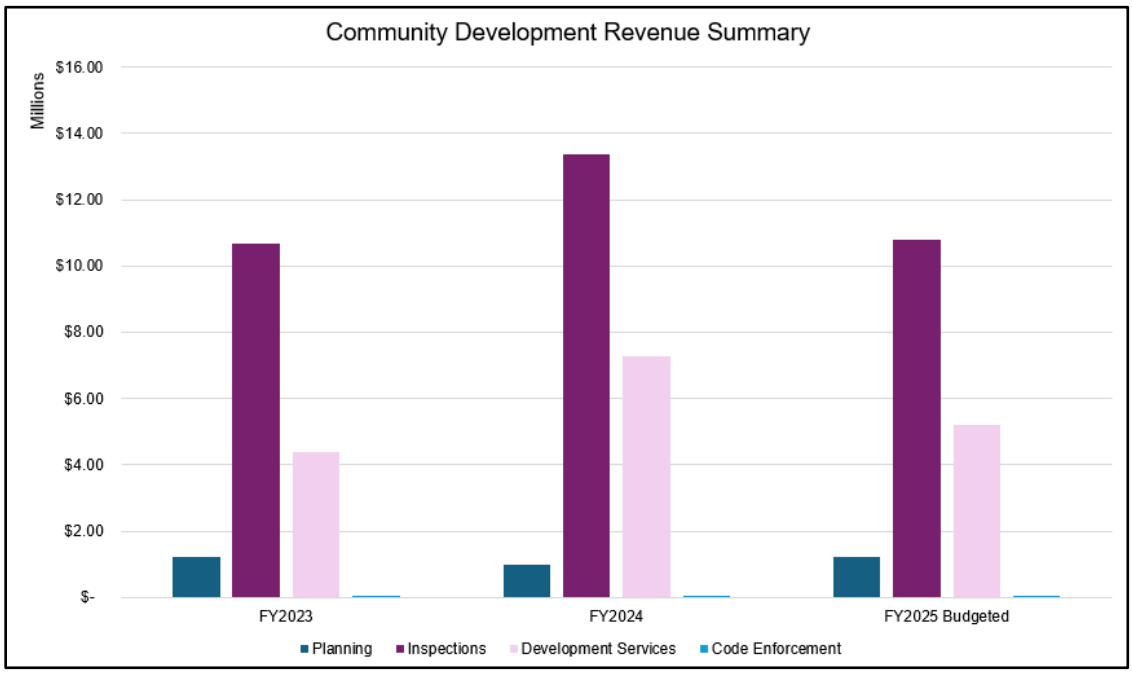
The Development Review Supervisor will review applications monthly to ensure notification and closures are implemented according to City policy.

Appendices

Appendix A: Background, Objectives, Scope, and Methodology

Background

The Community Development Department oversees the processes related to building permits and plan reviews, building inspections, and code compliance of structures located within the City. Private citizens, commercial and residential developers, utility companies, and contractors must obtain a permit to initiate any improvement project within the City. Services provided by the Community Development Department generate an average of about $18 million per year between FY2023 and FY2025.



Source: Unaudited FY2023, FY2024, and FY2025 Munis COS Revenue Summary by Department reports.

In FY2023, the Community Development Department received 6,720 permit applications, and in FY2024, they received 7,230 permit applications, which staff processed. Applications can be submitted directly in LIS, through Camino, or over the counter. Any application not submitted through LIS is manually entered into LIS by Community Development Department Staff. These applications are then monitored for reviews, approvals, inspections, changes, permit issuance, invoices, and payments.

Objectives, Scope, and Methodology

CAD conducted a performance audit of the Permit and Development Revenue pursuant to Ordinance No. 2016-26, which grants the City's internal audit program authority to conduct City internal audits. This audit focused on permits and other development fees from July 1, 2022, to June 30, 2024, to evaluate whether City policies and procedures were followed.

Specifically, the CAD evaluated whether:

- Systems used in the process of permit and development revenue have the proper access and monitoring.
- The manual processes between systems have adequate controls to ensure accuracy.
- The fees calculated and charged to applicants are appropriate and applied correctly.
- The fees are being paid appropriately and fully to the City.

The CAD used various methods to review the specific objectives of this audit. These methods included:

- Interviewing Community Development Department Staff.
- Reviewing City and Community Development Department policies, municipal code, and state statutes.
- Analyzing permit documentation maintained in LIS for the sampled permit applications.
- Comparing permit application data in LIS to the applications submitted through Camino or over the counter.
- Reviewing invoices, payments, and adjustments for the sampled permit applications.
- Analyzing the system access reports provided by the IT Department and Munis employment dates.
- Using CaseWare IDEA data analytical software.

Appendix B: Data Reliability and Audit Observation Risk Rating

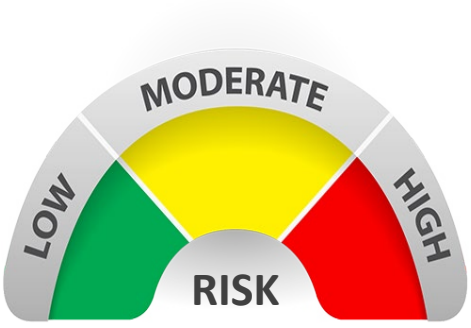
Data Reliability

The data utilized for the work performed was obtained from LIS and where applicable, Munis, the City's financial system of record. Munis data reliability is materially verified annually via the audit of the Munis financial reports and the Annual Comprehensive Financial Report (ACFR) performed by the City's external auditor.

The CAD selected audit samples to provide sufficient evidence to support our findings and recommendations. Unless otherwise noted, the results of our testing using these samples were not intended to be projected to the entire population.

Audit Observation Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction:



- High – Represents an observation requiring immediate action by management to mitigate risks associated with the process being audited. High-risk observations should be implemented to mitigate current gaps in areas with a significant impact or high likelihood of loss or fraud related to City assets.

- Moderate – Represents an observation requiring timely action by management to mitigate risks associated with the process being audited. Moderate-risk observations should be implemented to strengthen or increase efficiency in the internal control framework and mitigate the potential risk of loss to City assets.

- Low – Represents an observation for consideration by management for correction or implementation associated with the process being audited. Low-risk observations should be implemented to improve the efficiency and effectiveness of operations.

Appendix C: Audit Standards and Acknowledgments

Audit Standards

The audit was conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

The scope of this audit included review and testing of the design, implementation, and operating effectiveness of key internal controls relevant to the audit's objectives. In accordance with GAGAS, the CAD verified that the audit objectives and related controls identified address the five internal control components of the COSO framework. Although some control weaknesses were identified and included in this report's Detailed Observations section, none rose individually or cumulatively to the level of a Citywide internal control deficiency.

This project was not intended or designed to be a detailed study of every relevant procedure, regulation, system, or transaction related to procurement. As such, the conclusion and recommendations contained in this report may not include all areas which may need improvement.

Acknowledgments

The CAD appreciates the time City staff contributed to this review. The City Auditor would like to take this opportunity to thank the City departments and individuals involved in the Permit and Development Revenue Audit for their considerable cooperation and assistance, including the:

- Community Development Department
- Information Technology Department

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- **Mission—**To provide independent, objective, accurate, and timely auditing services that are designed to improve operations, cultivate transparency, and accountability.

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SURPRISE
ARIZONA

Special Events and Facility Rentals Audit Report

May 29, 2025

Angela Hanson, Internal Auditor
Melissa Moreno, Internal Auditor Sr.
City Auditor Department

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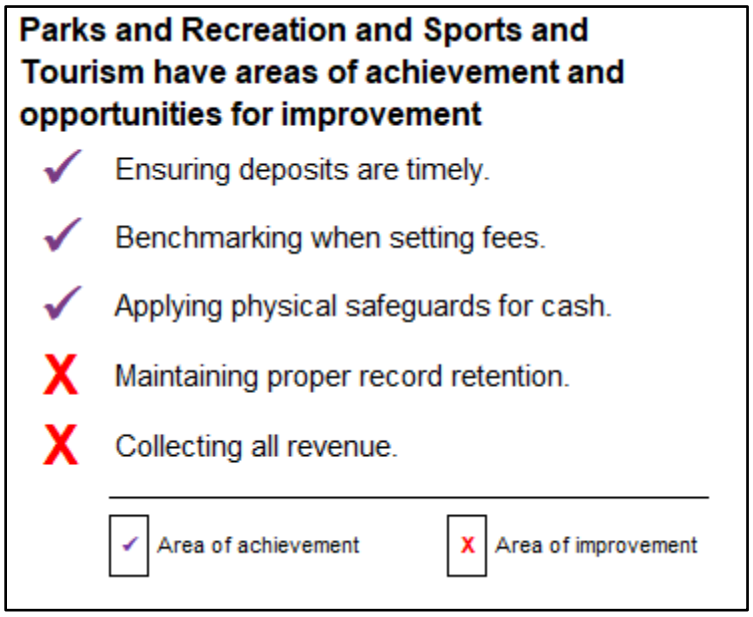
Executive Summary

As part of the City Auditor Department's (CAD) Fiscal Year (FY) 2025 Annual Audit Plan, an audit of the City of Surprise (City) special events and facility rentals for July 1, 2023, through June 30, 2024, was performed. The purpose of the audit was to determine whether special events and facility revenue were accurately recorded and processed effectively and efficiently in compliance with city policies, procedures, and municipal code.



Overall, auditors found some areas of improvement related to special event and facility rental revenue for FY2024. Auditors sampled seven of 14 special events, and 58 of 2038 facility rentals identified with the Parks and Recreation Department. In addition, auditors sampled eight out of 16 facility rentals and special events identified with the Sports and Tourism Department. Auditors found that deposits were being made in a timely manner, both departments used benchmarking to determine appropriate fees to set, and physical safeguards for cash and cash equivalents appear sufficient. However, auditors found that the Parks and Recreation Department did not retain complete documentation, and the Sports and Tourism Department did not collect all facility use revenue it was owed.

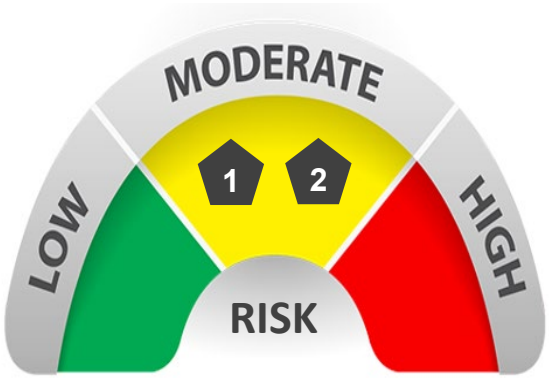
As a result, this report documents opportunities for improvement and makes recommendations to the respective departments to ensure documentation is retained and to improve the revenue collection process.

Observations Summary and Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction. Refer to the rating definitions in Appendix B.

1. Some Parks and Recreation Department records were not retained according to the Arizona General Retention Schedule.

2. Revenue for one facility rental was not fully collected by the Sports and Tourism Department.



Moderate Risk - Observation

1. Some Parks and Recreation Department records were not retained according to the Arizona General Retention Schedule.

According to the Arizona General Retention Schedule created by the Arizona State Library, Archives, and Public Records[1], financial records must be retained for three years after the fiscal year in which it was created or received.

Auditors found that the Parks and Recreation Department did not maintain invoices, receipts, credit card authorization records, or cash transaction records for the transactions processed in the CivicRec system for the prior three years, including the audit period of FY2024.

The Parks and Recreation Department had recently switched from its prior system of CivicRec to ActiveNet in FY2025. During the transition from the prior system, they attempted to extract all data. However, they were only able to easily pull data if there was a default report already available in the system. Pulling detailed data from the system would require staff to export each individual transaction that took place over the years, which was not feasible according to the department staff.

Risk

Not maintaining complete documentation results in noncompliance with state law, along with potential legal consequences and reputational harm. Further, incomplete documentation makes it difficult to verify or resolve questions or disputes related to transactions from that period.

Recommendations

The Parks and Recreation Department should:

1A. Maintain all current documentation in accordance with the State's General Retention Schedule.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/18/2025

The Parks and Recreation Department acknowledges the importance of maintaining records in compliance with the Arizona General Retention Schedule and has reviewed applicable retention schedules during the audit to ensure compliance with all other documentation. During a recent transition between software vendors, we faced challenges related to storing the required level of

[1] A.R.S. §41-151.12 grants the Arizona State Library, Archives, and Public Records the authority to set records retention periods. Further, A.R.S. §41-151.14 requires cities to comply with the rules, standards, and procedures adopted by the Arizona State Library, Archives, and Public Records. Arizona State Library, Archives, and Public Records Schedule Number GS-1017, Record Series Number 10057.

documentation due to limitations with the old and new systems' architecture. Specifically, the volume and complexity of the data made it operationally difficult to retain.

1B. Verify that all current and future systems used to maintain documentation include an option to retain required documentation after usage of the system is terminated.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/18/2025

We recognize the necessity of ensuring long-term access to required documetantin, even beyond the operational lifecycle of the systems used to create or manage it. Business Services has worked with IT during the selection of the current system, and will continue to work closely with IT to verify that all current and future systems include features or workflows to extract and retain necessary records upon system retirement or transition. This proactive approach will ensure that we maintain full compliance with retention requirements regardless of system changes.

2. Revenue for one facility rental was not fully collected by the Sports and Tourism Department.

According to a facility use license agreement signed by the City and a Licensee, the Licensee would have access to City facilities for games played in the fall of 2023. The fees and rates for each game and service were specified in the agreement. Full payment was required within 30 days after the end of the month in which the events took place.

However, the Licensee did not pay the City in full due to a billing error. Specifically, the total amount due was $30,990, with a deposit of $6,350 paid prior to the event and the remaining balance due after the event. However, after the event, the City incorrectly subtracted the deposit a second time and invoiced the Licensee $18,290 instead of $24,640, resulting in an underpayment of $6,350.

Facility Use Agreement Payment Collection

Payment Collection Sequence	Correct	Actual	
Total Amount Due	$ 30,990	$ 30,990	
Deposit Collected	$ 6,350	$ 6,350	
Balance Due	$ 24,640	$ 24,640	
		$ 6,350	Deposit subtracted erroneously
Amount Collected	**$ 24,640**	**$ 18,290**	
	$ -	**$ 6,350**	Underpayment

Source: Munis invoice and receipt records for FY2024.

The process for invoicing facility use agreements had recently shifted during FY2024 from the Sports and Tourism Department to the Finance Department. As a result, only one invoice was created to include both deposits and final payments, making payment amounts unclear. In addition, the process did not have the Sports and Tourism Department review invoices before being sent by Finance, and the reconciliation process by the Sports and Tourism Department was not as developed as it needed to be. Although the process has been updated since FY2024 to ensure a separate invoice is issued for deposits and final payment to reduce the risk of this occurring, this was not in place at the time, and the underpayment went undetected.

Risk

Not collecting the full revenue due for facility use agreements could result in the City not obtaining the funding required to cover the costs of the events that take place and a loss of revenue.

Recommendations

The Sports and Tourism Department should:

2A. Review the underpayment for the facility use agreement and determine if it would be beneficial to recoup the revenue from the Licensee.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/20/2025

The Sports and Tourism Department reviewed the underpayment for the facility use agreement and determined it was not beneficial to recoup the revenue from the Licensee since the billing error was on the City's side and the event took place almost two years ago. The Licensee is a long-standing partner and the future revenue opportunities will be more beneficial to the City compared to the underpayment amount.

2B. Ensure that the reconciliation process includes comparing invoices to internal department records to make sure the full amount is being invoiced and collected.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/20/2025

The Sports and Tourism and Finance Departments have already changed the process for both deposits and invoicing. There will no longer be a deposit request, instead there may be a set pre-payment invoice for required Licensees based on the facility use agreement and a separate post-event invoice. The Finance Department now also notifies the Sports and Tourism Business Administrator of any invoices prior to them being sent to the Licensees for review so that the Department can compare to the internal department records before they are sent out. In addition, the Sports and Tourism Business Administrator reconciles the actual payment in MUNIS to the internal department records.

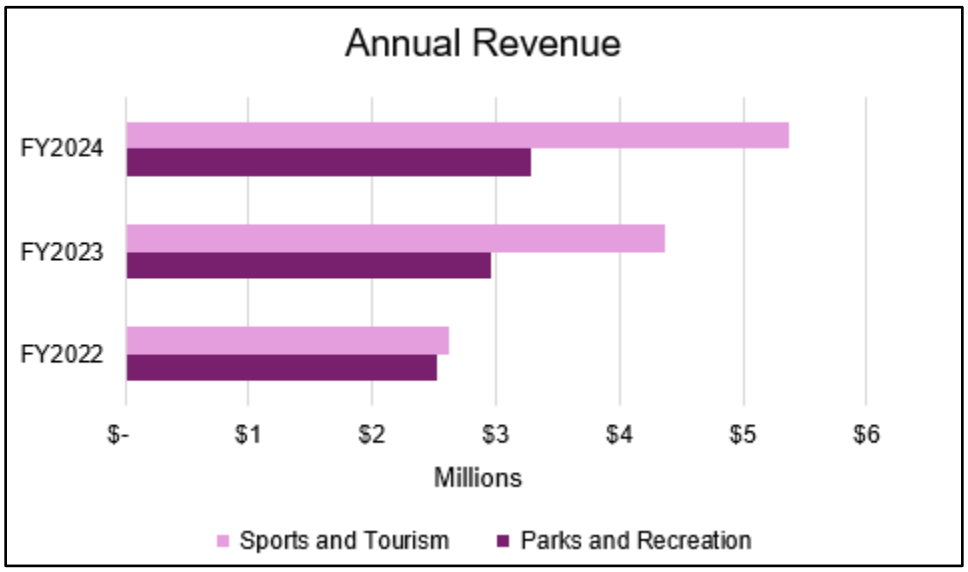
Appendices

Appendix A: Background, Objectives, Scope, and Methodology

Background

According to the FY2024 and FY2025 budget books, the Parks and Recreation Department divisions include administration and support, aquatics, park maintenance, racquet sports, special events, sports leagues, and youth services. This includes marketing, planning, and implementing community events such as the Surprise Party, Sundays in the Park, Veterans Day, Spring Eggstravaganza, and more.

The Sports and Tourism Department divisions include administration, campus, tennis and pickleball, and tourism events. They also support spring training and third-party events and tournaments.



Source: Unaudited FY2022, FY2023, and FY2024 Munis COS Revenue Summary by Department Reports

Services provided by the Sports and Tourism Department brought in an average of a little over $4 million between FY2022 and FY2024, and the Parks and Recreation Department brought in an average of just under $3 million. Fee schedules related to rentals and events have been developed based on benchmarking with other cities and considering the City's costs. Neither department charges for event parking, citing the overall benefit to City residents and the financial and logistical challenges associated with implementing such fees.

Objectives, Scope, and Methodology

We conducted a performance audit of Special Events and Facility Rentals pursuant to Ordinance No. 2016-26, which grants the City's internal audit program authority to conduct City internal audits. This audit focused on special events and facility rentals from July 1, 2023, to June 30, 2024.

Specifically, the CAD evaluated whether:

- Revenue from special events and facility rentals was accurately recorded, fully collected, and timely deposited.
- Processes were efficient, effective, and compliant with applicable laws, regulations, policies, and contractual agreements.
- Internal controls were effective in safeguarding revenue, preventing fraud, and ensuring proper authorization.
- Departments benchmarked other cities to minimize missed revenue opportunities.

The CAD used various methods to review the specific objectives of this audit. These methods included:

- Interviewing Parks and Recreation Department and Sports and Tourism Department staff.
- Reviewing COS and department policies, municipal code, and state statutes.
- Analyzing revenue records from facility rentals and special events from FY2024.
- Randomly and judgmentally sampling seven special events and 58 facility rentals identified with the Parks and Recreation Department, and eight facility rentals and special events identified with the Sports and Tourism Department to test compliance with COS policies.
- Reconciling facility rental and special event records with Munis.
- Comparing rates and fees charged to the City fee schedules and agreements.
- Using CaseWare IDEA data analytical software.

Appendix B: Data Reliability and Audit Observation Risk Rating

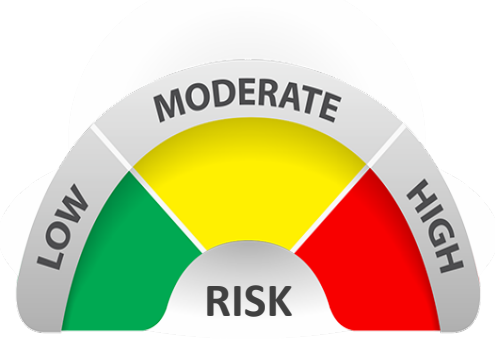
Data Reliability

The data utilized for the work performed was obtained from CivicRec and, where applicable, Munis, the City's financial system of record. Munis data reliability is materially verified annually via the audit of the Munis financial reports and the Annual Comprehensive Financial Report (ACFR) performed by the City's external auditor.

The CAD selected audit samples to provide sufficient evidence to support our findings and recommendations. Unless otherwise noted, the results of our testing using these samples were not intended to be projected to the entire population.

Audit Observation Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction:



- High – Represents an observation requiring immediate action by management to mitigate risks associated with the process being audited. High-risk observations should be implemented to mitigate current gaps in areas with a significant impact or high likelihood of loss or fraud related to City assets.

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- Low – Represents an observation for consideration by management for correction or implementation associated with the process being audited. Low-risk observations should be implemented to improve the efficiency and effectiveness of operations.

Appendix C: Audit Standards and Acknowledgments

Audit Standards

The audit was conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

The scope of this audit included review and testing of the design, implementation, and operating effectiveness of key internal controls relevant to the audit's objectives. In accordance with GAGAS, the CAD verified that the audit objectives and related controls identified address the five internal control components of the COSO framework. Although some control weaknesses were identified and included in this report's Detailed Observations section, none rose individually or cumulatively to the level of a Citywide internal control deficiency.

This project was not intended or designed to be a detailed study of every relevant procedure, regulation, system, or transaction related to facility rental and special event reveune. As such, the conclusion and recommendations contained in this report may not include all areas which may need improvement.

Acknowledgments

The CAD appreciates the time City staff contributed to this review. The City Auditor would like to take this opportunity to thank the City departments and individuals involved in the Special Events and Facility Rentals Audit for their considerable cooperation and assistance, including the:

- Parks and Recreation Department,
- Sports and Tourism Department.

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- **Mission—**To provide independent, objective, accurate, and timely auditing services that are designed to improve operations, cultivate transparency, and accountability.

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SURPRISE
ARIZONA

Tourism Fund Audit Report

September 30, 2024

Melissa Moreno, Internal Auditor Sr.

City Auditor Department

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Executive Summary

As part of the City Auditor Department's (CAD) Fiscal Year (FY) 2025 Annual Audit Plan, an audit of the City of Surprise (City) Tourism Fund for July 1, 2022, through June 30, 2024, was performed. The purpose of the audit was to determine whether the Tourism Fund is being used effectively and efficiently to accomplish its key initiatives in compliance with City policies and procedures. The CAD has not previously audited the Tourism Fund.

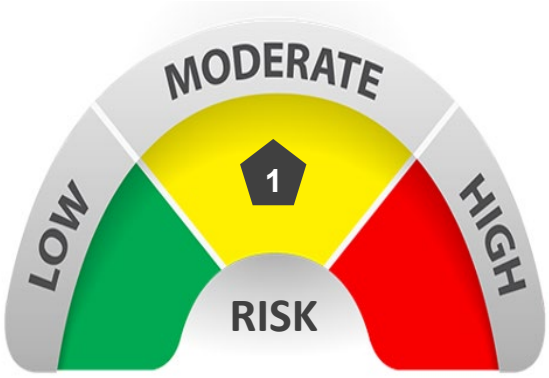
Overall, auditors found the process the Sports and Tourism Department was following when processing Tourism Fund applications was not always in compliance with their written process. Auditors reviewed five events that took place over FY2023 and FY2024, two of which took place in both years. The proper approval process was followed for all events, and the amounts that were reimbursed for the events were accurate according to the policy and the approved agreements. Auditors also reviewed the goals related to the Tourism Fund in the Sports and Tourism Strategic Plan and found that these goals had been met by FY2023. However, auditors found the process that the Sports and Tourism Department was following when processing Tourism Fund applications was not always in compliance with their written process. Auditors identified some areas where the Tourism Fund Application Process should be updated to reflect current needs.

As a result, this report documents opportunities for improvement and makes recommendations to the Sports and Tourism Department to ensure they review and update the Tourism Fund Application Process for specific areas identified and ensure it is reviewed every one to three years.

Observation Summary and Risk Rating

Audit observation has been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction. Refer to the rating definitions in Appendix B.

1. The documented application process has areas of improvement to more accurately reflect actual processes.



Detailed Observation

Moderate Risk - Observation

1. The documented application process has areas of improvement to more accurately reflect actual processes.

According to the Government Finance Officers Association (GFOA), best practice requires that policies be reviewed and updated every one to three years, depending on the organization's needs, to ensure that they reflect the current regulations and systems in place.

In a review of the Tourism Fund Application Process for July 1, 2022, through June 30, 2024, auditors found instances where the written process does not reflect the actual processes that are taking place, including:

- The Tourism Fund Application Process has a list of required items and states that these items must be included in the application for consideration, as well as a list of documents required after the event. However, most of these items are not being collected, and according to interviews with staff, they often don't need all of the items to make a determination and will only follow up if needed.

- The Tourism Fund Application Process requires a final report after the event, which must include a fully completed final report submission form. However, there is no form that is provided to be completed.

- The Tourism Fund Application Process restricts funds related to "any salary supplements, staffing costs, or any personnel payments". However, there was at least one instance where staffing costs were authorized in the contract when they were related to direct operational costs.

The current process was last updated in 2018. However, with no policy in place to require a periodic review, it has not been reviewed or updated since then to ensure it is still consistent with the needs of the Tourism Fund.

Risk

When the written process doesn't reflect what is actually occurring, important steps might be overlooked by City staff or applicants might not have a clear understanding of expectations.

Recommendations

The Sports and Tourism Department should:

1A. Review the written process to ensure that it reflects the current needs of the Tourism Fund.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/30/2025

Sports and Tourism staff will review and update the application process and bring it to the Tourism Fund Subcommittee and City Council for approval.

1B. Ensure that the written process is reviewed and updated as needed on a schedule of every one to three years.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/30/2025

Sports and Tourism staff will review and update the written process at least every three years.

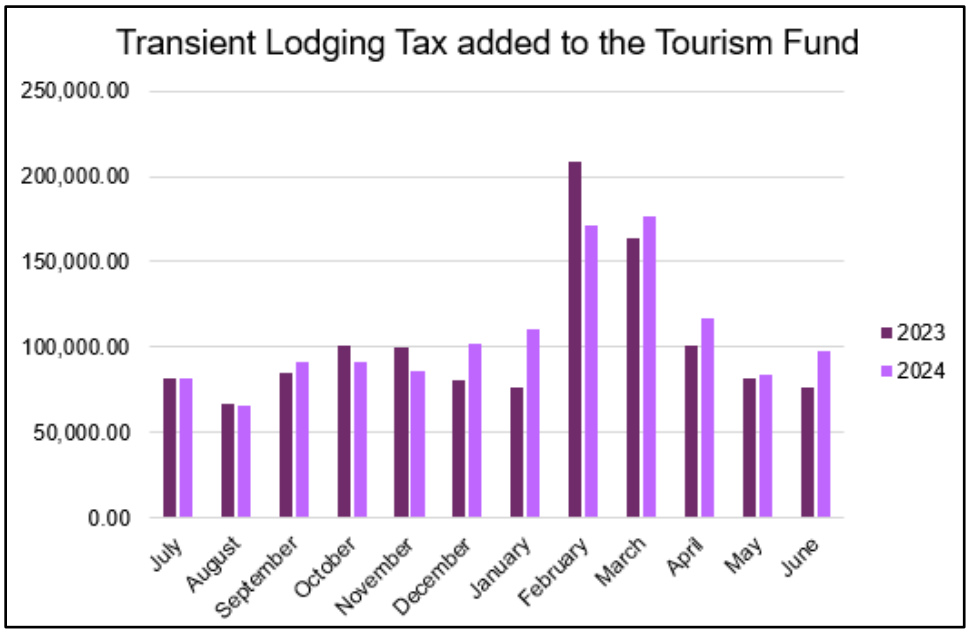
Appendices

Appendix A: Background, Objectives, Scope, and Methodology

Background

The Tourism Fund was first established in FY2010 to track the expenses and revenues associated with the Transient Lodging Tax (Bed Tax) and promote tourism activities within the City. In August 2015, the Mayor and City Council approved increasing the total Bed Tax rate to 4.52%. To ensure compliance with A.R.S. §9-500.06, 1% is included in the General Fund, with the remaining 3.52% included in the Tourism Fund to be used to promote and market tourism for the City. These rates have not changed since then, and the distribution to the Tourism Fund has been approved in each subsequent year in the Comprehensive Financial Management Policies.

Figure 1



Source: Transient Lodging Tax Fund Allocations Reports for FY2023 and FY2024. Increased transient lodging tax in February and March was due to Spring Training events that took place during that time.

The Sports and Tourism Department oversees the Tourism Fund. It develops criteria for activities and then reviews applications or solicits events that meet the Tourism Fund's objectives. Events that meet the key initiatives are then presented to the City Tourism Subcommittee (Subcommittee). The Subcommittee will decide which events to recommend to the City Council, who will provide final approval on them.

Objectives, Scope, and Methodology

We conducted a performance audit of the Tourism Fund pursuant to Ordinance No. 2016-26, which grants the City's internal audit program authority to conduct City internal audits. This audit focused on events funded by the Tourism Fund from July 1, 2022, to June 30, 2024, and evaluated whether City policies and procedures were followed.

Specifically, the CAD evaluated whether:

- Tourism Fund policies and procedures were being followed appropriately.
- Reimbursements were accurate and in accordance with the signed agreements.
- Goals for the Sports and Tourism Department related to the Tourism Fund were being met.
- The Tourism Fund was funded appropriately and correctly based on approved rates.

The CAD used various methods to review the specific objectives of this audit. These methods included:

- Interviewing Sports and Tourism Department staff.
- Reviewing City policies, municipal code, and state statutes.
- Analyzing application documentation related to each Tourism Fund event that took place between July 1, 2022, and June 30, 2024.
- Reviewing post event documentation related to each Tourism Fund event that took place between July 1, 2022, and June 30, 2024.
- Analyzing financial reports for the Tourism Fund between July 1, 2022, and June 30, 2024.
- Reviewing Subcommittee and City Council Agendas and meeting minutes.
- Using CaseWare IDEA data analytical software.

Appendix B: Data Reliability and Audit Observation Risk Rating

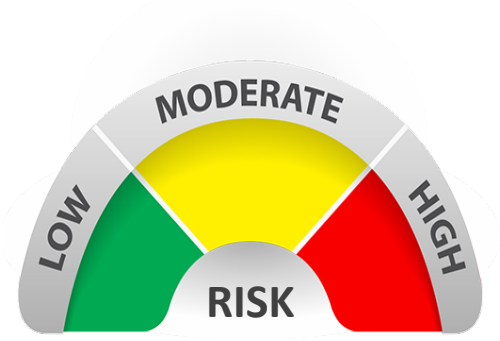
Data Reliability

The data utilized for the work performed was obtained directly from the Sports and Tourism Department and, where applicable, Munis, the City's financial system of record. Munis data reliability is materially verified annually via the audit of the Munis financial reports and the Annual Comprehensive Financial Report (ACFR) performed by the City's external auditor.

The CAD determined the data utilized is sufficiently reliable given its intended use.

Audit Observation Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction:



- High – Represents an observation requiring immediate action by management to mitigate risks associated with the process being audited. High-risk observations should be implemented to mitigate current gaps in areas with a significant impact or high likelihood of loss or fraud related to City assets.

- Moderate – Represents an observation requiring timely action by management to mitigate risks associated with the process being audited. Moderate-risk observations should be implemented to strengthen or increase efficiency in the internal control framework and mitigate the potential risk of loss to City assets.

- Low – Represents an observation for consideration by management for correction or implementation associated with the process being audited. Low-risk observations should be implemented to improve the efficiency and effectiveness of operations

Appendix C: Audit Standards and Acknowledgments

Audit Standards

The audit was conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

The scope of this audit included review and testing of the design, implementation, and operating effectiveness of key internal controls relevant to the audit's objectives. In accordance with GAGAS, the CAD verified that the audit objectives and related controls identified address the five internal control components of the COSO framework. Although some control weaknesses were identified and included in this report's Detailed Observation section, none rose individually or cumulatively to the level of a Citywide internal control deficiency.

This project was not intended or designed to be a detailed study of every relevant procedure, regulation, system, or transaction related to procurement. As such, the conclusion and recommendations contained in this report may not include all areas which may need improvement

Acknowledgments

The CAD appreciates the time City staff contributed to this review. The City Auditor would like to take this opportunity to thank the City departments and individuals involved in the Tourism Fund Audit for their considerable cooperation and assistance, including the:

- Sports and Tourism Department
- Finance Department

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- **Mission—**To provide independent, objective, accurate, and timely auditing services that are designed to improve operations, cultivate transparency, and accountability.

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SURPRISE
ARIZONA

Capital Improvement Plan Audit Report

June 30, 2025

Angela Hanson, Internal Auditor

City Auditor Department

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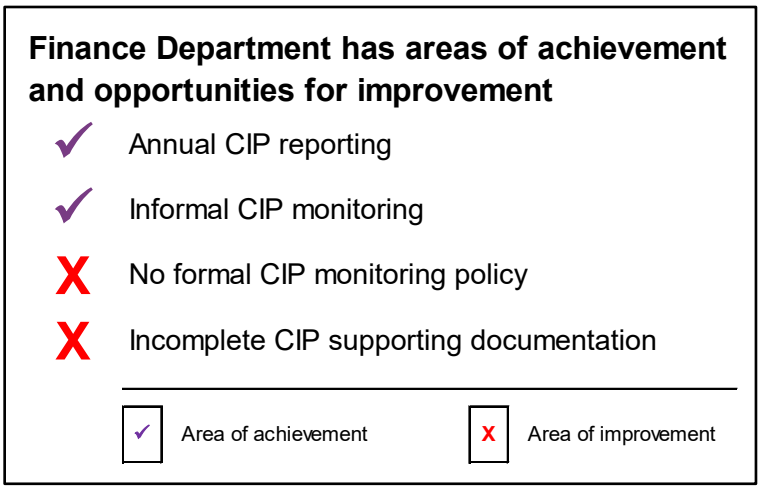
Executive Summary

As part of the City Auditor Department's (CAD) fiscal year 2025 Annual Audit Plan, we conducted an audit of the City of Surprise's (City) Capital Improvement Plan (CIP) projects for fiscal year 2023. The general purpose of the audit was to determine whether CIP projects were managed effectively and efficiently in compliance with best practices, City policies and procedures, municipal code, and applicable laws and regulations. In fiscal year 2023, the Adopted Budget Book presented 219[1] capital projects, of which, 100 were funded, 59 were planned, and 60 were unfunded. As part of this audit, two funded projects were judgmentally sampled.

Consistent with best practices, the City's Finance Department prepares and reports the annual CIP and operating budget. Overall, we found that the Finance Department implemented some but not all of the capital planning practices recommended by the Government Finance Officers Association (GFOA). Specifically, the City's capital planning policies did not include guidance for monitoring and evaluating projects after approval, and documentation across procurement and change order processes was incomplete.



Although we observed informal efforts by staff to monitor project progress and discuss lessons learned, the absence of a formal policy limits the City's ability to apply a framework to assess project outcomes and ensure accountability. Further, we identified undocumented procurement method determinations and a change order that did not have the effective date of a project oversight change.

As a result, this report documents opportunities for improvement and makes recommendations to the Finance Department to develop a formal monitoring and evaluation policy for CIP projects and to strengthen documentation procedures.

Refer to Appendix A for more information about CIP.

[1] Project G51730 is listed in the fiscal year 2023 Adopted Budget Book as G51730A and G51730B to distinguish different funding sources. Because the project represents one project, it is counted once in the total capital project count and once in the funded project count.

Observations Summary and Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction. Refer to the rating definitions in Appendix B.

1. The Finance Department's capital planning policies did not include project monitoring and evaluation.
2. The Finance Department did not have sufficient controls to ensure complete capital project documentation.

Detailed Observations

1. Moderate Risk – The Finance Department's capital planning policies did not include project monitoring and evaluation.

The GFOA recommends that governments develop and adopt capital planning policies. These policies are intended to provide consistent guidance throughout the capital planning process. Specifically, GFOA recommends that capital planning policies include a component for monitoring and evaluating CIP projects.

The Finance Department's fiscal year 2023 Adopted Budget Book (Budget Book) does not include guidance on how CIP projects should be monitored and evaluated after approval. As a result, the Finance Department's capital planning policies partially reflect the practices recommended by GFOA. The Budget Book includes policies related to prioritization, funding, and long-range planning, but it does not describe how project performance should be tracked or reviewed once a project is in progress or completed.

Although the Finance Department does not have a formal policy for monitoring and evaluating CIP projects, we observed evidence of informal monitoring during the audit. Additionally, according to staff, project managers often debrief with their teams to discuss lessons learned, challenges encountered, and opportunities for improvement. However, these practices are not required or documented through formal policy.

According to management, a monitoring and evaluation policy has not been established due to the varying nature of CIP projects, where the specific steps in the process are driven by the type of purchase, dollar value, funding source, and project scope. Although this explanation reflects the complexity of capital projects, GFOA best practices emphasize that a high-level policy framework can still provide structured monitoring and evaluation across all projects. Standardized components—such as reporting requirements, progress tracking, variance analysis, and post-project assessment—can be scaled and tailored based on the project, while providing the consistent oversight and accountability that a policy is intended to ensure.

Risk

Without a formal monitoring and evaluation policy for CIP projects, the Finance Department has no consistent framework to measure and assess whether projects meet their intended scope and schedule. This increases the risk of delays and cost overruns. Further, when monitoring practices are not standardized, transparency and accountability in capital spending may be reduced, which can hinder the City's ability to make informed decisions for future projects. Although some informal monitoring practices are in place, they are not formally documented, limiting verifiability.

Recommendations

The Finance Department should:

1A. Develop and implement a formal policy for monitoring and evaluating CIP projects after approval.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 9/30/2025

Management agrees that the CIP team and City management are monitoring and evaluating CIP projects, but that the monitoring and evaluation process is not documented in a formal policy. It is understood that documenting these processes is a best practice recommendation and will update our Capital Management Policy accordingly.

1B. Include guidance in the policy that establishes oversight expectations and allows the level of monitoring and evaluation to be scaled based on project size, complexity, and risk.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 9/30/2025

Management agrees that the CIP team and City management are monitoring and evaluating CIP projects, but that the monitoring and evaluation process is not documented in a formal policy. It is understood that documenting these processes is a best practice recommendation and will update the policy accordingly to include oversight expectations and evaluation based on size, complexity and risk.

2. Moderate Risk – The Finance Department did not have sufficient controls to ensure complete capital project documentation.

Effective procurement and change order processes rely on comprehensive and standardized documentation to ensure regulatory compliance and maintain accountability. City policy and best practices from authoritative sources provide guidance on how these processes should be documented and managed, including:

- Procurement method selection: The City's Procurement Guideline 503(B)(1) states that, before using the formal competitive proposal process, a written determination must be made that an Invitation for Bid (IFB) is not practicable or advantageous to the City. The guideline identifies conditions under which an IFB may not be suitable, including when it is necessary to compare multiple factors—such as price, quality, and contractual terms—across vendor proposals.
- Change order documentation: According to Project Management Institute best practices, it is a reasonable management expectation—and a standard internal control—that changes affecting project oversight, such as the assignment of a new project superintendent, be clearly documented, including the effective date of change. This helps to avoid uncertainty about responsibilities and helps to ensure accountability throughout the project.

However, the Finance Department did not have sufficient controls to ensure complete capital project documentation. We identified the following documentation issues:

- Procurement method documentation: For two sampled capital projects procured using methods other than IFB, the Finance Department could not provide the required written determination than an IFB was not practicable or advantageous.
- Change order documentation: One signed change order approving a new project superintendent did not document the effective date of the transition.

These situations occurred for two different reasons. For the procurement method determinations, the Finance Department did not follow its existing procedure that requires a written determination when an IFB is deemed not practicable or advantageous to the City. The Department stated that selecting and documenting a procurement method under Procurement Guideline 503(B)(1)(d) serves as evidence of that determination. However, the guideline states that the determination must be made in writing. Without a written determination, the Finance Department cannot demonstrate that the requirement was met.

For the change order documentation, the omission of an effective date occurred because the Finance Department has not developed or enforced standardized procedures to ensure the completeness of contract documentation. Although the change order in question was valid without an explicit effective date, best practices recommend including such dates to document the timing of key project personnel changes and strengthen accountability.

Risk

Incomplete documentation—such as missing written determinations when an IFB is not practicable or advantageous—limits the City's ability to demonstrate compliance with procurement requirements, maintain transparency, and defend the appropriateness of

procurement decisions. Although the absence of an explicit effective date in the change order does not appear to present a legal issue in this instance, omitting such information reduces clarity in the project record. Best practices in project management recommend including effective dates for changes in key project personnel to establish the timing of transitions and maintain accountability.

Recommendation

The Finance Department should:

2A. Resolve the procurement and change order issues identified in the audit, as applicable, and strengthen and implement procedures to ensure that:
- Written determinations document when an IFB is not practicable or advantageous in accordance with the Procurement Guidelines; and
- Change order amendments include effective dates in line with best practices.

Management Response: Management partially concurs with the audit recommendation.
- Recommendation Completion Date: 11/30/2025

The Procurement Team determined during the procurement process that an IFB was not practicable for the two sampled projects and the team moved forward with the method most practicable and advantageous to the City. The guidelines will be updated to reflect that the procurement method most practicable and advantageous to the City will be selected based on the scope of work and that the selected method will be documented electronically.

Appendices

Appendix A: Background, Objectives, Scope, and Methodology

Background

The City's CIP is a long-term plan for capital expenditures. Capital expenditures include:

- The purchase of land, machinery, and equipment;
- The purchase or construction of buildings, structures, and facilities of all types; and
- The acquisition of a fixed asset or expenditures that increase the capacity, efficiency, lifespan, or economy of operating an existing fixed asset.

The CIP communicates the City's plan for investing in physical and technological infrastructure over five fiscal years. The Council adopts the plan's first year as part of its annual budget adoption process; the remaining four years of the CIP are for planning purposes.

CIP projects have a useful life of three years and a cost of at least $100,000. CIP projects include asset replacement projects, even if they do not meet the useful life and cost threshold. Asset replacement projects are included in the CIP to avoid service disruptions from asset failures, ensure public and employee safety, minimize operations and maintenance costs, and ensure compliance with regulatory and contractual requirements.

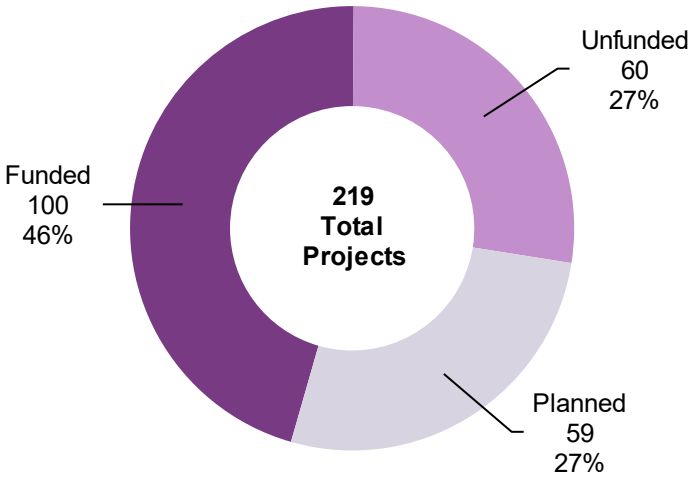
The CIP is developed and prioritized using needs assessments, financial analysis, the City's Strategic Plan, master plans, and other planning documents.

As shown in Figure 1, in fiscal year 2023, the City's CIP plan included 100[2] funded projects, 59 planned projects, and 60 unfunded projects. CIP projects are assigned as funded, planned, or unfunded and are defined as follows:

- Funded projects are approved for the budget book year or have a carryforward appropriation from prior fiscal years.

Figure 1

Funded projects account for 46 percent of all projects in the fiscal year 2023 CIP plan



Source: City Auditor Department staff analysis of fiscal year 2023 Adopted Budget Book.

[2] Project G51730 is listed in the fiscal year 2023 Adopted Budget Book as G51730A and G51730B to distinguish different funding sources. Because the project represents one project, it is counted once in the funded project count.

- Planned projects are not funded, but these projects are included in the five-year forecast.
- Unfunded projects are project requests during the budget process that do not have a funding source for initial and/or ongoing operating expenses.

In fiscal year 2024, the CIP division moved from the Public Works Department to the Finance Department.

Objectives, Scope, and Methodology

We conducted a performance audit of CIP pursuant to Ordinance No. 2016-26, which grants the City's internal audit program authority to conduct City internal audits. This audit focused on two funded CIP projects, and evaluated whether staff managed CIP projects effectively and efficiently in compliance with best practices, City policies and procedures, municipal code, and applicable laws and regulations.

Specifically, the CAD evaluated whether, in fiscal year 2023:
- CIP projects were effectively planned and prioritized.
- Procurement policies and procedures were followed.
- Ongoing maintenance and operational costs were effectively planned.

The CAD used various methods to review the specific objectives of this audit. Because the two judgmentally sampled projects from the fiscal year 2023 CIP extended beyond that fiscal year, some procedures covered activities occurring through March 2025. Methods included:
- Reviewing applicable City policies, municipal code, laws, and regulations;
- Sampling, judgmentally, two CIP projects and reviewing their supporting documentation;
- Interviewing City staff;
- Reviewing sampled projects workflow history for Purchase Order Change Order Approvals from June 2023 to March 2025; and
- Using Caseware IDEA data analytical software.

Appendix B: Data Reliability and Audit Observation Risk Rating

Data Reliability

The data utilized for the work performed was obtained from Munis, the City's financial system of record. Munis data reliability is materially verified annually via the audit of the Munis financial reports and the Annual Comprehensive Financial Report (ACFR) performed by the City's external auditor.

The CAD judgmentally selected audit samples to provide sufficient evidence to support our findings and recommendations. Unless otherwise noted, the results of our testing using these samples were not intended to be projected to the entire population.

The CAD determined the data utilized is sufficiently reliable given its intended use.

Audit Observation Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction:

- High – Represents an observation requiring immediate action by management to mitigate risks associated with the process being audited. High-risk observations should be implemented to mitigate current gaps in areas with a significant impact or high likelihood of loss or fraud related to City assets.

- Moderate – Represents an observation requiring timely action by management to mitigate risks associated with the process being audited. Moderate-risk observations should be implemented to strengthen or increase efficiency in the internal control framework and mitigate the potential risk of loss to City assets.

- Low – Represents an observation for consideration by management for correction or implementation associated with the process being audited. Low-risk observations should be implemented to improve the efficiency and effectiveness of operations.

Appendix C: Audit Standards and Acknowledgments

Audit Standards

The audit was conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

The scope of this audit included review and testing of the design, implementation, and operating effectiveness of key internal controls relevant to the audit's objectives. In accordance with GAGAS, the CAD verified that the audit objectives and related controls identified address the five internal control components of the COSO framework. Although some control weaknesses were identified and are included in the Detailed Observations section of this report, none rose individually or cumulatively to the level of a Citywide internal control deficiency.

This project was not intended or designed to be a detailed study of every relevant procedure, regulation, system, or transaction related to CIP. As such, the conclusion and recommendations contained in this report may not include all areas which may need improvement.

Acknowledgments

The CAD appreciates the time City staff contributed to this review. The City Auditor would like to take this opportunity to thank the City departments and individuals involved in the CIP Audit for their considerable cooperation and assistance, including the:

- Finance Department;
- Parks and Recreation Department; and
- Police Department.

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Fire-Medical Payroll Audit Report

January 14, 2026

Melissa Moreno, Internal Auditor Sr.

City Auditor Department

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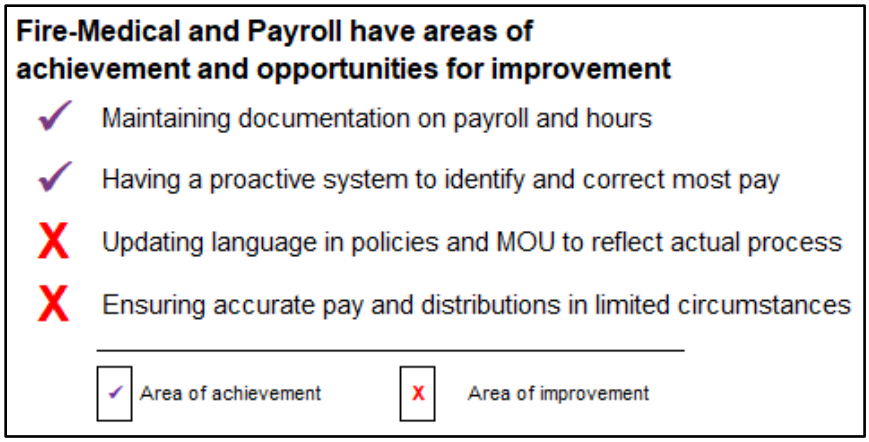
Executive Summary

As part of the City Auditor's Department (CAD) Fiscal Year (FY) 2026 Annual Audit Plan, an audit of the City of Surprise (City) Fire-Medical payroll for July 1, 2024, through June 30, 2025, was performed. The purpose of the audit was to assess whether payroll transactions were correctly calculated, reported, and documented.



Overall, auditors found some areas for improvement related to Fire-Medical payroll. Auditors reviewed payroll transactions for all 247 staff employed in the Fire-Medical Department during FY2025. During the audit, the Fire-Medical Department and the Payroll Division maintained documentation necessary to review payroll and hours, and each Department also had its own system used to identify potential errors to minimize any errors in payroll. However, auditors identified inconsistencies between the City's Employee Policy Manual (EPM), the Memorandum of Understanding between the City of Surprise and the United Phoenix Fire Fighters Association, Local 493 Surprise Chapter, effective July 1, 2024 – June 30, 2026 (MOU), and the administration of floating holiday pay for both sworn and civilian Fire-Medical staff. In addition, some payroll discrepancies were identified for the 247 staff reviewed for FY2025. Specifically, four employees who were reported with a move-up pay code were not paid the increased pay rate. In addition, longevity payments were not properly calculated for two employees due to a system error, and three manual longevity adjustments were applied incorrectly. Finally, there was an error in the calculation of the distribution made related to Post Employment Health Plans (PEHP) affecting two employees enrolled in Deferred Retirement Options Plans (DROP).

As a result, this report documents opportunities for improvement and makes recommendations to the respective Departments to ensure language is updated to reflect how pay is distributed, and to correct and update the system for pay or deductions that were not calculated correctly.

Observations Summary and Risk Rating

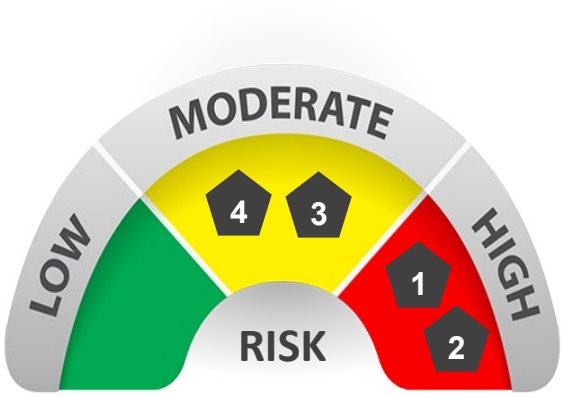
Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction. Refer to the rating definitions in Appendix B.

1. Floating holiday pay language is inconsistent with how pay is distributed.

2. Some employees were not paid appropriately when using a move-up pay code.

3. Longevity pay and adjustments were not always paid correctly.

4. Contributions to PEHP were not properly calculated for employees enrolled in DROP.



Detailed Observations

1. High Risk – Floating holiday pay language is inconsistent with how pay is distributed.

The MOU states that employees' wages, hours, benefits, and working conditions are governed exclusively by the MOU. It further states that sworn and civilian employees, including Paramedics (PM) and Emergency Medical Technicians (EMT), receive 12 hours of holiday pay. However, auditors found that the language in the MOU is inconsistent with the pay provided to both sworn and civilian staff for floating holidays.

Prior to inclusion in the MOU, PMs and EMTs were paid in compliance with the EPM Section 5.1, which provides 24 hours of pay for floating holidays. After the MOU began including PMs and EMTs, the MOU language did not reflect this pay difference; however, PMs and EMTs continued to receive 24 hours of holiday pay in accordance with the EPM rather than the 12 hours specified in the MOU.

In addition, when sworn staff use their floating holiday and do not work the day, they are paid 24 hours to compensate them for their regular 24-hour shift, in addition to the 12 hours of holiday pay they receive. While this pay practice was implemented to meet Departmental operational needs, the language in the MOU related to floating holidays did not clearly define this additional pay, which differs from that of a designated holiday.

Risk

When the documentation is inconsistent with how pay is being distributed, it increases the likelihood that pay will not be calculated according to management's intent, and transparency in the pay calculation process is lacking.

Recommendations

The Fire-Medical Department should:

1A. Review the policies around pay for floating holidays to determine what the intent of the policy is.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 3/31/2026

The Fire-Medical Department will review the Employee Policy Manual (EPM) and the Memorandum of Understanding (MOU) to clarify the intent of the floating

holiday provisions and ensure a clear understanding of how floating holiday pay is intended to be distributed for both sworn and civilian Fire-Medical employees.

1B. Bring this in the next MOU negotiation and update the language specific to how floating holidays will be paid to staff, with input from Payroll to ensure it will be implemented correctly.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 5/22/2026

The Fire-Medical Department will bring the issue of floating holiday pay language forward during the current MOU negotiation cycle and work collaboratively with the Payroll Division to update and clarify language specific to how floating holidays are paid, ensuring the agreed-upon language can be implemented accurately and consistently.

The Payroll Division, Human Resources Department, should:

1C. Review the EPM and determine if any updates are needed to be made to either remove unnecessary language or ensure it is consistent with the MOU.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/30/2026

The Payroll Division will update applicable policies and procedures in EPM to ensure language refers to the MOU for application of pay.

1D. Implement a policy to ensure the EPM is reviewed and updated anytime there is an updated MOU.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 6/30/2026

At the completion of MOU negotiations, impacted EPM changes will be updated by the following fiscal year.

2. High Risk – Some employees were not paid appropriately when using a move-up pay code.

According to the MOU, sworn employees who are temporarily assigned to a position of a higher rank and serve in that position shall have an increase in pay of 5% or the minimum step for the higher position, whichever is greater.

Of the 19 instances in which the “Move-Up 2” pay code was used, four employees were paid their base rate rather than the increased pay for the temporary assignment. These employees were engineers who were reported with the code used for moving up two positions, which is only allowed for firefighters. Due to recent promotions, these codes were applied inappropriately by Fire-Medical staff. Since this was not an allowable code, the system did not have a pay increase amount set, so it defaulted to the employee’s base pay.

Risk

Employees were not paid appropriately in accordance with City policies.

Recommendations

The Payroll Division, Human Resources Department, should:

2A. Review these employees’ pay to determine what they should have received and correct the pay for these employees.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 11/28/2025

The Move-Up pay discrepancy was caused by Fire staff using an incorrect Vector code. This issue occurred to only four employees and was corrected immediately on the following payroll after it was discovered by the Payroll Division.

2B. Ensure that in the future, engineers reported with the “Move-Up 2” code are identified and corrected before payroll is processed.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 11/28/2025

Payroll identified this issue around the same time as the audit and at that time implemented a review of the move up codes as part of our payroll processing checklist, but was still in process of correcting prior instances where this occurred.

The Fire-Medical Department should:

2C. Include in their department review a check that this code is not used when reporting engineers for payroll.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 1/27/2026

The Fire-Medical Department has enhanced its biweekly payroll review process to include a verification step to ensure the appropriate move-up pay codes are used and that the “Move-Up 2” pay code is not applied to engineers prior to payroll submission. This enhanced review is performed by the Department’s Financial Management Analyst Senior as part of the regular payroll audit process.

3. Moderate Risk – Longevity pay and adjustments were not always paid correctly.

EPM 4.9 states that employees who have worked for eight years of City service will receive 2% longevity pay, and after 10 years of service, they will receive 4% longevity pay.

A review of longevity pay for 120 Fire-Medical Department employees identified:

- Two employees who were underpaid a total of $5.64; and
- Three out of five longevity adjustments applied inappropriately resulted in a total overpayment of $12.24.

The initial longevity errors were due to a bug in the Munis system that was not identified due to the low impact of the errors. The inappropriate adjustments to longevity were made because a staff member was unaware of what was already included in the system calculations, resulting in the manual adjustment of the same amounts a second time.

Risk

Employees are not being funded appropriately in accordance with the City's policies.

Recommendations

The Payroll Division, Human Resources Department, should:

3A. Review these employees' pay to determine what they should have received and correct the pay for these employees.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 11/28/2025

Payroll identified a system glitch that calculated longevity pay incorrectly for two employees. Staff immediately submitted a help desk ticket to the system vendor to correct this system error. The pay error was corrected by staff when it was identified on 11/28/25. Payroll has implemented an audit each pay period to ensure longevity is accurately paid.

3B. Train all applicable staff on how longevity is applied and when adjustments to it are necessary.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 11/28/2025

Payroll staff have been trained on proper retro pay calculations impacting longevity pay to ensure accuracy. Additionally, the Payroll Manager reviews all retro pay calculations.

4. Moderate Risk – Contributions to PEHP were not properly calculated for employees enrolled in DROP.

The MOU states that employees who enter the DROP have 8% of their PSPRS eligible earnings added to the employee's PEHP. According to the PSPRS Member Handbook (November 2024), for the purposes of calculating a member's benefit, lump sum payments are not to be considered as part of the compensation when calculating the PSPRS eligible earnings.

Of the 28 employees eligible for the PEHP DROP benefit, two employees received a lump-sum payout of their Paid Time Off (PTO), which was incorrectly included in the compensation used to calculate their PEHP contribution. The reports in Munis that are used to determine which compensation should be included in each retirement calculation are done manually. As only one person in the Payroll Division was trained in what needed to be input, there was no available secondary review person to check the data, and so this income was accidentally left out of the list when it was created. This resulted in the City overpaying a total of $575.15 during FY2025.

Risk

Including ineligible compensation in the calculations results in an overpayment of City funds.

Recommendations

The Payroll Division, Human Resources Department, should:

4A. Update Munis to ensure that PEHP DROP does not include lump sum payouts as part of the eligible compensation.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 11/28/2025

Once the error was identified, the payroll system was corrected immediately. Management acknowledges the audit findings and agrees that the payroll errors identified were primarily the result of extensive manual configuration and processing with the payroll system. The existing system lacks sufficient automation, intuitive workflows, and system controls, which increases the risk of human error and results in inefficient, labor intensive processing for payroll staff. The Payroll Division is currently in contract negotiations with a new Human Capital Management (HCM) Payroll vendor that provides the items lacking in current system.

4B. Review current exception reports for retirement codes to determine if they are complete and updated with current requirements, and ensure a second person is trained to offer a secondary review in the future.

Management Response: Management concurs with the audit recommendation.

- Recommendation Completion Date: 2/15/2026

Exceptions for retirement codes have been reviewed and updated with current requirements. Training payroll staff will be completed by the 2/15/26.

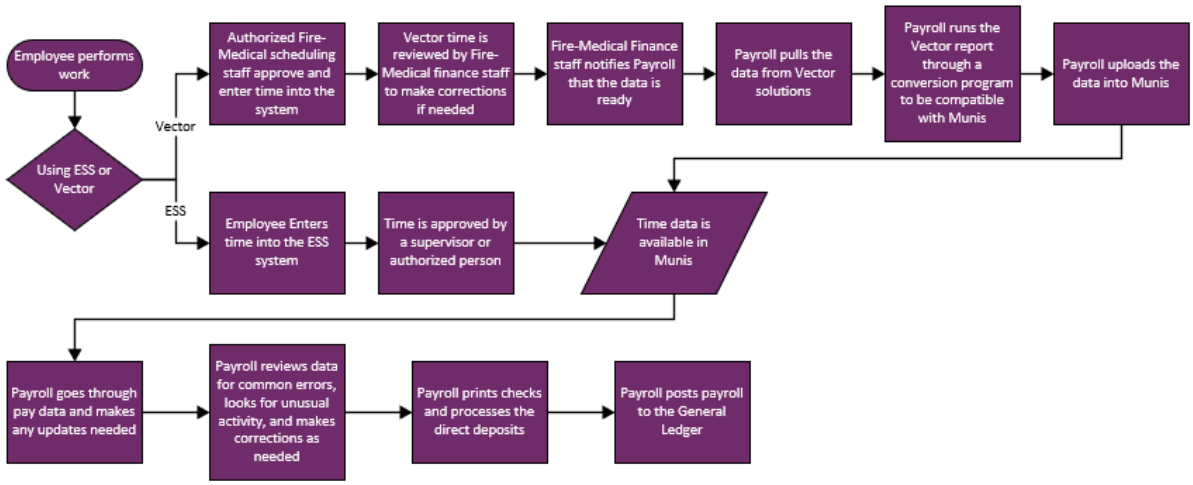
Appendices

Appendix A: Background, Objectives, Scope, and Methodology

Background

The pay for FY2025 for the Fire-Medical Department staff was just over $28 million, which includes regular pay, overtime, additional shifts, holidays, other leave, allowances, and other forms of compensation. Additionally, employees paid out just over $2.3 million for retirement benefits, while the City paid just over $6.8 million for employee retirement benefits.

Fire-Medical Payroll Process Flowchart



The data used to determine payroll data for the Fire-Medical Department is processed partly by staff in the Fire-Medical Department and then by the Payroll Division, under the Human Resources Department. Staff hours and pay type are entered into either the Employee Self Service (ESS) system or the Fire-Medical system. The Fire-Medical Department previously used Telestaff but switched to the Vector Solutions system (Vector) in May 2025 for time entry. ESS time is approved and is available in Munis. Hours entered through Vector are reviewed internally for accuracy by Fire-Medical staff and made available to the Payroll Division. This is then uploaded to Munis for processing. The Payroll Division then calculates all pay, processes the payments, and posts them to the General Ledger.

Objectives, Scope, and Methodology

We conducted a performance audit of Fire-Medical Payroll pursuant to Ordinance No. 2016-26, which grants the City's internal audit program authority to conduct City internal audits. This audit focused on payroll transactions from July 1, 2024, to June 30, 2025.

Specifically, the CAD evaluated whether:

- Payroll amounts were calculated and applied appropriately.
- Retirement amounts paid by employees and the City were calculated correctly.
- Calculations and pay are processed in compliance with City policies and procedures.

The CAD used various methods to review the specific objectives of this audit. These methods included:

- Interviewing Fire-Medical Department staff and Payroll Division staff.
- Reviewing City and Department policies on payroll.
- Reviewing the MOU between the City and the United Phoenix Fire Fighters Association, Local 493 Surprise Chapter.
- Analyzing payroll records and transactions for the Fire-Medical Department from FY2025.
- Evaluating ASRS and PSPRS reports for calculations used to determine adjustments for retirement pay.
- Working with an external consultant to run IDEA testing on retirement data to compare amounts paid to ensure compliance with ASRS and PSPRS.
- Comparing calculations for payments to the MOU and City rates.

Appendix B: Data Reliability and Audit Observation Risk Rating

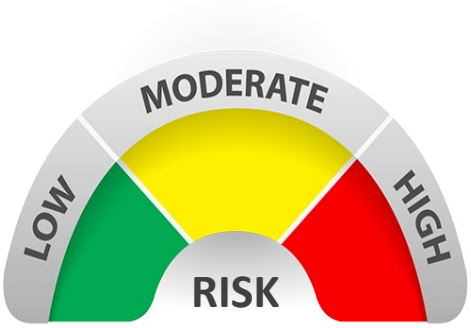
Data Reliability

The data utilized for the work performed was obtained from Munis, the City's financial system of record. Munis data reliability is materially verified annually via the audit of the Munis financial reports and the Annual Comprehensive Financial Report (ACFR) performed by the City's external auditor.

The CAD determined that the data utilized is sufficiently reliable given its intended use.

Audit Observation Risk Rating

Audit observations have been assigned a qualitative assessment of high, moderate, or low priority based on the need for action or correction:



- High – Represents an observation requiring immediate action by management to mitigate risks associated with the process being audited. High-risk observations should be implemented to mitigate current gaps in areas with a significant impact or high likelihood of loss or fraud related to City assets.

- Moderate – Represents an observation requiring timely action by management to mitigate risks associated with the process being audited. Moderate-risk observations should be implemented to strengthen or increase efficiency in the internal control framework and mitigate the potential risk of loss to City assets.

- Low – Represents an observation for consideration by management for correction or implementation associated with the process being audited. Low-risk observations should be implemented to improve the efficiency and effectiveness of operations.

Appendix C: Audit Standards and Acknowledgments

Audit Standards

The audit was conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

The scope of this audit included review and testing of the design, implementation, and operating effectiveness of key internal controls relevant to the audit's objectives. In accordance with GAGAS, the CAD verified that the audit objectives and related controls identified address the five internal control components of the COSO framework. Although some control weaknesses were identified and included in this report's Detailed Observations section, none rose individually or cumulatively to the level of a Citywide internal control deficiency.

This project was not intended or designed to be a detailed study of every relevant procedure, regulation, system, or transaction related to payroll. As such, the conclusion and recommendations contained in this report may not include all areas which may need improvement.

Acknowledgments

The CAD appreciates the time City staff contributed to this review. The City Auditor would like to take this opportunity to thank the City Departments and individuals involved in the Fire-Medical Payroll Audit for their considerable cooperation and assistance, including the:

- Fire-Medical Department
- Payroll Division, Human Resources Department

Surprise City Auditor Department

- **Vision—**The development of people, systems, and processes that delivers innovative and effective auditing services to the City of Surprise.
- **Mission—**To provide independent, objective, accurate, and timely auditing services that are designed to improve operations, cultivate transparency, and accountability.

Contact the City Auditor Department for more information: https://surpriseaz.gov/166/City-Auditor.

WELCOME

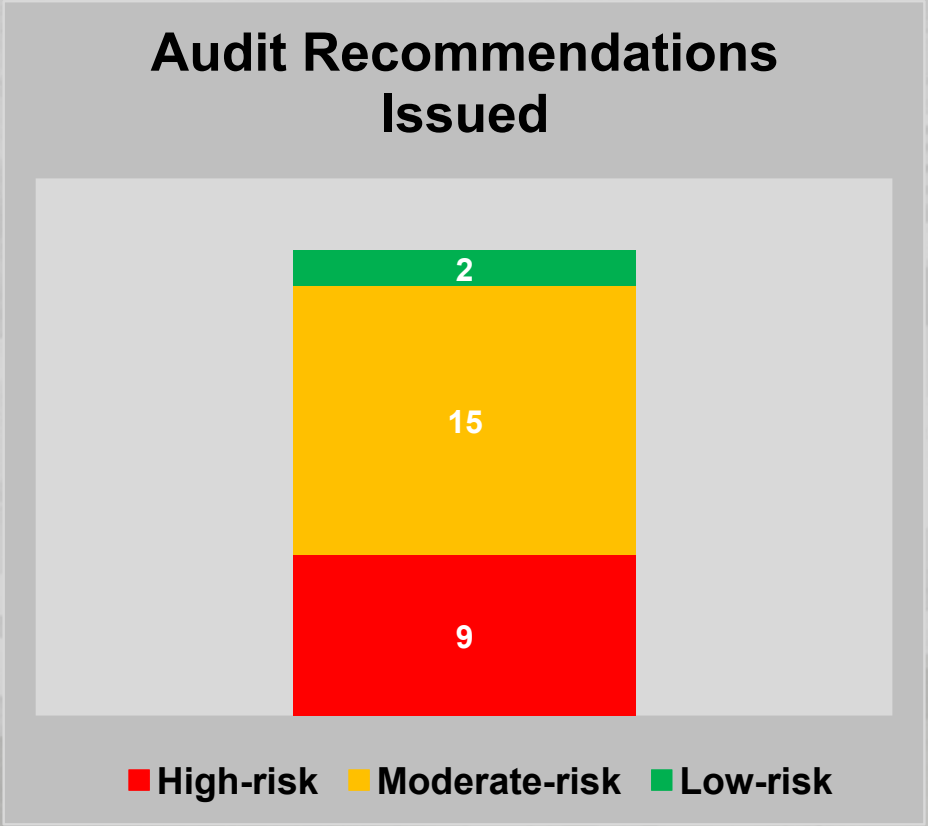
City Auditor Department

April 7, 2026

SURPRISE
ARIZONA

Summary of Audit Reports Distributed

September 2024 to March 2026



- 5 Audit Reports
- 26 Audit Recommendations
- 6 Primary City Departments Impacted
  - Community Development
  - Finance
  - Fire-Medical
  - Human Resources – Payroll
  - Parks and Recreation
  - Sports, Entertainment, & Culture

Summary Highlights of Audit Recommendations

- Governance
  - **Definition**: Policies and procedures provide guidance for daily operational decision-making that supports management's initiatives to accomplish goals.
  - **Summary of Audit Recommendations**: The City Auditor Department supported management's initiatives by identifying gaps, conflicting or confusing verbiage, and a lack of documentation in policies and procedures that required updating.

Summary Highlights of Audit Recommendations

- Compliance
  - **Definition**: Complying with laws, regulations, and City policies and procedures.
  - **Summary of Audit Recommendations**: Audit recommendations identified instances of noncompliance with City policies in such areas as closing out permits in a timely manner, fees charged related to facility use, and payroll.

Summary Highlights of Audit Recommendations

- Monitoring
  - **Definition**: As part of the internal control system, management evaluates processes to ensure internal controls continue to operate effectively and achieve objectives.
  - **Summary of Audit Recommendations**: Audit procedures identified the need for additional management monitoring to ensure that internal controls include reconciliation and verification of data.

Summary Highlights of Audit Recommendations

- Information Technology (IT)
  - **Definition**: IT general controls, access management, data integrity, and system change management.
  - **Summary of Audit Recommendations**: Audits that included reviews of IT systems identified areas where systems could be improved with updates, and system access needed to be reviewed.

Summary Status of Audit Recommendations

As of March 16, 2026

- 20 out of 26 (77%) – Departments concurred and have fully implemented recommendations
- 1 out of 26 (4%) – Departments concurred and have partially implemented recommendations
- 5 out of 26 (19%) – Departments concurred and are in process of implementing recommendations

Questions or Comments?

THANK YOU

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CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026

Contact Person: Holly Osborn, DIRECTOR-PARKS & REC

Submitting Department: Parks and Recreation

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Consideration and action approving a Fiscal Year 2026 budget amendment moving budget in the amount of $500,000 from Capital Improvement Project P54190 within the General Capital Projects Fund to Asset Replacement Project A54010 within the Parks & Recreation Asset Replacement Fund; Resolution 2026-48.

Motion:

I move to approve Resolution 2026-48

Background:

Capital Improvement Project P54190 (Community Pool) was approved within the General Capital Projects Fund as part of the adopted FY2026 Capital Improvement Program. The project has budget authority in the amount of $500,000 that is no longer required for completion of the project scope.The Parks and Recreation Department is requesting to transfer $500,000 in budget authority to the Asset Replacement Project A54010 within the Parks & Recreation Asset Replacement Fund to support planned replacement of aging park and recreation assets.

Objective Analysis:

Approval of this budget amendment will allow the City to reallocate existing capital budget authority to address asset replacement needs without increasing the overall adopted citywide expenditure budget.

Policy Compliant:

This action is consistent with City financial policies and the adopted Fiscal Year 2026 Budget.

Financial Impact:

This amendment reallocates $500,000 in existing capital budget authority from the General Capital Projects Fund to the Parks & Recreation Asset Replacement Fund. A corresponding cash transfer between funds will occur. There is no net increase to the overall City expenditure budget.

Budget Impact:

This action amends the Fiscal Year 2026 budget by moving $500,000 in budget authority from Project

P54190 within the General Capital Projects Fund to Asset Replacement Project A54010 within the Parks & Recreation Asset Replacement Fund. This action represents a transfer of spending authority between funds 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. PR Budget Amendment 04.2026
2. Resolution_2026-48_Budget Amendment P54190 to A54010

Parks & Recreation

FY2026 Budget Amendment

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Budget Amendment

- Oasis Swim Center opened to the public in May 2025 (CIP P54190)
  - Budgeted at $35M
  - Spent approximately $34M
- Remaining budget authority of $500,000
  - Requesting to transfer the remaining budget to Asset Replacement Project A54010

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RESCUE OASIS

8:05:13

Surprise Aquatic Center

Budget Amendment Summary

- Amends the FY26 budget moving $500,000 from General Capital Projects Fund (3010) to Parks & Recreation Asset Replacement Fund (3100)
- No net increase to overall budget

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

RESOLUTION # 2026-48

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2026 BUDGET BY MOVING BUDGET AUTHORITY OF $500,000 FROM CAPITAL IMPROVEMENT PROJECT P54190 (COMMUNITY POOL) WITHIN THE GENERAL CAPITAL PROJECTS FUND TO ASSET REPLACEMENT PROJECT A54010 WITHIN THE PARKS & RECREATION ASSET REPLACEMENT FUND.

WHEREAS, the FY2026 budget was adopted, including funding for Capital Improvement Project P54190 (Community Pool) within the General Capital Projects Fund;

WHEREAS, Project P54190 has budget authority in the amount of $500,000 that is no longer required;

WHEREAS, the Parks and Recreation Department has identified asset replacement needs within the Parks & Recreation Asset Replacement Fund;

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.

APPROVED AND ADOPTED this _____day of _____, 2026.

_____
Kevin Sartor, Mayor

Attest:

_____
Kristi Passarelli, City Clerk

Approved as to form:

_____
Jeffrey Murray, City Attorney

RESOLUTION # 2026-XX
Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of $500,000 from Capital Improvement Project P54190 within the General Capital Projects Fund (3010) to Asset Replacement Project A54010 within the Parks & Recreation Asset Replacement Fund (3100) to reallocate remaining budget authority from Project P54190, which is no longer required for project completion, to support priority asset replacement needs within the Parks & Recreation Department and ensure continued maintenance and lifecycle replacement of aging infrastructure and equipment. 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
General Capital Projects Fund	Parks and Recreation	#A54010 Asset Repl_Parks & Recreation	E	2,851,200	500,000	3,351,200
General Capital Projects Fund	Parks and Recreation	#P54190 Community Pool	E	1,543,700	(500,000)	1,043,700
			Expense Total	**4,394,900**	**-**	**4,394,900**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026

Contact Person: Brenden Espie, ACTING DEPUTY CITY MANAGER

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2026 budget amendment by moving budget in the amount of $7,000,000 from General Contingency to the Police General Fund ($3,100,000) and the Fire-Medical General Fund ($3,900,000) for covering increased operational expenses in personnel and supplies budgets; Resolution 2026-49.

Motion:

I move to approve Resolution 2026-49.

Background:

The Surprise Police Department (SPD) and Surprise Fire-Medical Department (SFMD) are experiencing sustained operational demands, resulting in elevated overtime costs as both departments maintain uninterrupted 24/7 public safety services.

Primary cost drivers include staffing all authorized positions, accelerated hiring, strategic temporary over-hiring of firefighter recruits, expanded advanced Paramedic training to support staffing needs, increased response to public meetings and large-scale events, and the purchase of critical SPD equipment to enhance officer safety and ensure operational readiness.

The proposed budget amendment aligns with the City Council's Strategic Plan, specifically Public Safety Strategies 1.1, 1.2, and 1.3. It supports continued investment in staffing to maintain high service levels, ensures preparedness through training and operational planning, and prioritizes the health and safety of public safety personnel, residents, and visitors through expanded resources.

Objective Analysis:

This action will allow the SPD and SFMD to continue to cover personnel and supplies expenses through the end of FY2026.

Policy Compliant:

The action is compliant with City and Council policies.

Financial Impact:
Acceptance of this one-time budget amendment totaling $7,000,000 will directly support personnel and supplies expenses sustaining the SPD and SFMD's ability to deliver public safety services to the community.

Budget Impact:
This action allows for a movement of budget authority in the amount of $7,000,000 from General Contingency to the Police General Fund ($3,100,000) and the Fire-Medical General Fund ($3,900,000) budgets. This action represents the movement 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. Res 2026-49 FY26 Mid-Year BA SPD SFMD

RESOLUTION # 2026-49

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2026 BUDGET BY MOVING BUDGET AUTHORITY OF $7,000,000 WITHIN THE GENERAL FUND FROM GENERAL CONTINGENCY TO THE SURPRISE POLICE DEPARTMENT GENERAL FUND ($3,100,000) AND TO THE SURPRISE FIRE-MEDICAL DEPARTMENT GENERAL FUND ($3,900,000) FOR INCREASED OPERATIONAL EXPENSES IN PERSONNEL AND SUPPLIES.

WHEREAS, the FY2026 budget was adopted by the City Council in Resolution #2025-71 on June 3, 2025, which included funding for personnel and supplies expenses within the Surprise Police Department's and Surprise Fire-Medical's General Funds respectively;

WHEREAS, additional budget authority is needed in the Surprise Police Department's General Fund to cover unforeseen increases in staff overtime expenses and the purchase of additional needed operational equipment;

WHEREAS, additional budget authority is needed in the Surprise Fire-Medical Department's General Fund to cover unforeseen increases in staff overtime expenses;

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 Fiscal Year 2026 budget of the City of Surprise, Arizona, for the fiscal year July 1, 2025, through June 30, 2026.

[SIGNATURES ON THE FOLLOWING PAGE]

APPROVED AND ADOPTED this ____ day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Kristi Passarelli, City Clerk

Approved as to form:

Jeffrey Murray, City Attorney

RESOLUTION # 2026-49
Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of $7,000,000 from General Contingency to the Surprise Police Department's General Fund ($3,100,000) and the Surprise Fire-Medical Department's General Fund ($3,900,000) to cover projected expenditures associated with increased personnel expenses and the purchase of equipment to continue to deliver public safety services to the community. 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
Contingency	General Operations	Contingency	E	86,116,200	(7,000,000)	79,116,200
General Fund	Fire - Medical	Personnel Services	E	46,630,400	3,900,000	50,530,400
General Fund	Police	Personnel Services	E	50,407,200	2,350,000	52,757,200
General Fund	Police	#E00006 Emergency Preparedness	E	-	750,000	750,000
			Expense Total	**183,153,800**	**-**	**183,153,800**
			Revenue Total	**-**	**-**	**-**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026

Contact Person: Jodi Tas, Government Relations Director, Andrea Davis, City Manager

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Federal Advocacy Trip Debrief

Motion:

None, discussion only

Background:

The Mayor, Councilmembers, and City management recently attended the National League of Cities Congressional City Conference in Washington, D.C. While there, the team met with federal representatives to discuss issues and funding opportunities important to the City of Surprise.

This item provides an opportunity to share a summary of the trip, including key meetings, topics discussed, and potential impacts to the City.

Objective Analysis:

Provide a report on the Washington, D.C. trip.

Policy Compliant:

N/A

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. DC Trip Debrief AD [Autosaved]

FEDERAL ADVOCACY TRIP DEBRIEF

City of Surprise – March 2026

SURPRISE
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Federal Advocacy Trip Debrief

- Trip Overview
- Federal Priorities
  - Congressional Engagement
  - Military and Regional Coordination
  - Federal Agency Meeting
    - Key Takeaways
  - Next Steps

TRIP OVERVIEW

- Members of Surprise City Council traveled to Washington DC to advance City of Surprise priorities.

- Focus on federal funding, partnerships and long-term infrastructure needs.

- Coordinated meetings with Congressional offices and federal agencies.

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FEDERAL PRIORITIES

SURPRISE
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FEDERAL PRIORITIES

- BUILD Grant: Loop 303/155th Traffic Interchange
  - $25 M
- Congressional Directed Spending Requests
  - Police Command Vehicle ($2.75M)
  - Circle City Water Infrastructure Improvements ($2M)
  - Spark Surprise ($500k)
- Luke AFB Mission Sustainability
- Public Safety and Federal Coordination
  - USDOT
  - USDHS/ICE

SURPRISE
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BUILD GRANT: Loop 303/155th Avenue

- Critical corridor supporting rapid residential and economic growth
- Key freight and regional mobility route
- Serious public safety concerns due to congestion and infrastructure gaps
- Strong alignment with federal: safety, economic development, quality of life

CONGRESSIONAL ENGAGEMENT

- Meetings with Arizona Congressional delegation
  - US Senators Ruben Gallego and Mark Kelly (staff)
  - Congressmen Paul Gosar, Abe Hamadeh, Andy Biggs, Greg Stanton, Juan Ciscomani (staff), Eli Crane (staff), Congresswomen Adelita Grijalva and Yassamin Ansari (staff)
- Advocated for:
  - BUILD Grant support
  - Congressional Directed Spending
  - Federal partnership on infrastructure and public safety
- Reinforced urgency of growth impacts in North Surprise.

FEDERAL AGENCY ENGAGEMENT

- US Department of Transportation
  - Highlighted competitiveness of BUILD application
  - Emphasized regional and national significance of project.
  - Highlighted the explosive growth
  - Stressed the impact of the pending BNSF intermodal facility and its impacts on the already overburdened transportation infrastructure
  - Accentuated the need for more federal funding

FEDERAL AGENCY ENGAGEMENT

- US Department of Homeland Security/Immigration and Customs Enforcement (ICE)
  - Discussed proposed processing facility in Surprise
    - 13290 West Sweetwater Avenue
  - Gained insight into operations, coordination and timelines
  - Established a Point of Contact
  - Further identified need for Intergovernmental Agreement (IGA) or otherwise legally binding agreement.

DHS/ICE KEY TAKEAWAYS

- The Surprise facility will likely open this fall.
- There will be a minimal footprint, not an increase in activity or surge.
- This facility will be utilized as a short-term processing site as a later step in the enforcement process.
- This facility will be utilized for single adult individuals only.
- More information is anticipated as newly confirmed DHS leadership conducts ongoing reviews of policies, contracts and operational briefings with DHS/ICE senior staff.

DHS/ICE KEY TAKEAWAYS

- Overall DHS/ICE consolidation plans in progress.
  - The intended purpose is a processing center for 500 to 1500 beds.
    - 542 beds utilized (plus staff)
    - 250 detainees per week are expected
  - Average length of stay will generally be 3-7 days before the transfer to a mega-site for the remaining duration of their removal proceedings.
  - There will be:
    - Perimeter fencing and secure sallyports
    - Lobbying and waiting areas
    - Intake and screening areas
    - Detention housing/dormitory areas
    - Mailroom, storage and laundry
    - Indoor and outdoor recreation zones
    - Private meeting rooms for visitations
    - Overflow space for inter-agency use
    - Clinical and medical stations fully staffed with secure areas for pharmaceuticals.

DHS/ICE KEY TAKEAWAYS

- DHS/ICE overhaul
  - 31-34 processing sites are expected
  - H.R.1 funded through FY29
  - Hub and Spoke model is anticipated.
  - Mega-sites are expected to hold up to 100k beds
    - Closest one currently is in El Paso with one expected in Salt Lake City
  - GARDAWORLD is the selected contractor for operations and maintenance of the facility. ICE will be on site.
  - Federal Protective Services will be primary responding authority for perimeter security. Contracted security will be responsible for security inside facility.
  - $13-$17 million in capital costs are expected.
  - NEPA and environmental analysis will be provided with site plans and will be shared in the future.

DHS/ICE KEY TAKEAWAYS

- Individuals will always be in federal custody and released to the point of origin.
- DHS/ICE confirmed that they will NOT conduct unwarranted roving patrols in Surprise or surrounding areas.
  - Activities will be limited to targeted, intelligence-based operations.
  - They will NOT enter schools, senior centers or places of worship.
- The facility will be secured with a 12-foot-tall fence with inward facing spikes to provide additional provided security for the community.
- There will be opportunities for Surprise elected officials and leadership to tour facility.
- DHS/ICE recognizes that there will be an increase in calls to Surprise public safety departments.
  - Based on a national analysis, they expect 10 calls to these departments per 1k detainees.

DHS/ICE KEY TAKEAWAYS

- Financial Compensation and Infrastructure
  - Upfront reimbursement to offset property tax losses
  - Zoning and Building Upgrades
  - DHS/ICE committed to providing all engineering and site plans to Surprise.
  - DHS/ICE states they are in compliance with the National Environmental Policy Act (NEPA).
- Community Engagement & Administrative Caveats
  - A Community Relations Board with representation from Surprise will be initiated to provide oversight and coordination.
  - The Board will meet quarterly.
  - The Board will be in place upon operations commencing.

Questions or Comments?

THANK YOU

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ARIZONA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026

Contact Person: Lloyd Abrams, ASSISTANT CITY MANAGER, Mindy Davis, ASSISTANT DIRECTOR, Trever Fleetham, PLANNER SENIOR

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations:

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

Agenda Wording:

* Presentation and discussion pertaining to the rezoning process.

Motion:

None, discussion only

Background:

Rezoning is part of the City's process. This item provides an overview to better understand how rezoning works when considering future requests.

Objective Analysis:

The objective of this item is to provide an overview of the rezoning process.

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:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 7, 2026
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Consideration and action to recess into executive session pursuant to A.R.S. §§ 38-431.03(A)(3)(4), for discussion or consultation for legal advice with the City Attorney regarding the United States Department of Homeland Security's purchase of a warehouse located near Sweetwater Avenue and Dysart Road in Surprise, AZ.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS: