



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

Mayor Sartor called the Regular Council Meeting of April 7th, 2026 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Lisa Everett 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

Academy Bulldogs, led in the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

2. Eagle Scout Achievement - Dresden LeMoine

Mayor Sartor Recognized Dresden LeMoine for his Eagle Scout Achievement.

3. Water Awareness Month Mayoral Proclamation

Mayor Sartor, proclaimed that it was Water Awareness Month.

4. Fair Housing Mayoral Proclamation

Mayor Sartor proclaimed that it was national fair housing month.

E. City Manager Report

5. Reports

City Manger, Andrea davis presented Shelby Fenwick. Shelby Introduced the youth council members.

Kadance Sartor, Shadow Ridge High School
Ryker Yeager, Shadow Ridge High School

F. City Clerk Report

6. Reports

7. Election Update

City Clerk, Kristi Passarelli, gave an election update.

G. Regular City Council Meeting Agenda

8. CONSENT AGENDA:

Councilmember Haney, asked for Item 3 to be removed.

Motion: To Approve (Minus Item 3)
Initiated By: Nick Haney
Seconded By: Earle Greenberg

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

Vote Result: Passed

1. Consideration and action to approve the minutes of the March 3, 2026, Regular City Council Meeting.
2. 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.
3. 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, came to present this item. She talked about the SLID Area, and what the SLID is exactly.

Councilmember Haney, talked about why he wanted a closer look at this item.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Earle Greenberg

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

Vote Result: Passed

4. 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.
5. 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.
6. 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.

7. Consideration and action pertaining to approval of the Community Development Block Grant Program Annual Action Plan for Program Year 2026.
8. 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.
9. REGULAR AGENDA ITEM - PUBLIC HEARING:
 9. 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: To Approve
Initiated By: Nick Haney
Seconded By: Johnny Melton

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

Vote Result: Passed

10. 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: To Approve
Initiated By: Nick Haney
Seconded By: Jack Hastings

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

Vote Result: Passed

11. 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: To Approve
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

12. 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.

Councilmember Hastings, asked the owner to come talk about the establishment. The owner talked about why there were two applications.

Motion: To Approve

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

13. 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, came to present this item. He talked about the Continuation of Discussion, Revised Land Use Map, Revised Open Space Map, and Development Agreement Obligations.

Michelle Staples, a Surprise Resident, came to talk about the development and the desires of the existing residents in the area.

Kimberly Rostick, a Surprise Resident, came to thank staff for their work on this item. She asked for a possible equestrian trail.

Jeff Blilie, came on behalf of the developer to talk about the changes they agreed to.

Councilmember Haney, asked about the possibility of the equestrian trail? Jeff said that it would likely already be included with the wildlife corridor. Councilmember Haney thanks the residents for their input.

Councilmember Judd, thanked the developer for their willingness to work on their requests. He asked what it takes to make an equestrian trail? Jeff said it's just how wide it is and its ability to handle equestrian trail and the use of DG to supplement it.

Councilmember Hastings, asked about the rezone and how it relates to the development agreement? Tanner said that the development agreement is used by the City to make sure improvements are being captured and carried out after the rezone process. Councilmember Hastings talked about how he would like to see the rezone and development agreement at the same meeting.

Vice-Mayor Greenberg wanted to make sure everyone understood that "DG" stood for Decomposed Granite.

Mayor Sartor thanked the developer.

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

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

No: None

Abstain: None

Vote Result: Passed

14. 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.

Planner, Chris Sexton, came to present this item. She talked about the Current Zoning, Zoning Map, General Plan Map, Luke AFB Overlay, Conceptual Lotting Plan, Conceptual Open Space, Roadway Network, Access, Outreach, and Recommendation.

Michelle Staples, a Surprise Resident, came to talk about this item and expressed her concerns about the project.

Kimberly Staples, a Surprise Resident, came to talk about her concerns about the project.

Jeff Blilie, came on behalf of the developer. He talked about the total number of plots, and the trail for equestrian use. He talked about the access to the site and the commercial part of the plan.

Councilmember Haney, asked for a recap of the development agreement. Jeff gave highlights about the project, and proposed scope. Councilmember Haney talked about the access to Sun Valley Parkway, he asked where residents would go if Sun Valley Parkway were out of commission? Jeff talked about alternative routes. Councilmember Haney talked about the access to the area. He talked about how he liked them working with residents in the area. Councilmember Haney asked about going back to residents to make sure the equestrian trail is in order.

Councilmember Hastings, asked for examples of what C2 commercial could be for that size of development? Chris, talked about gas stations, strip malls, etc. She said C3 would be bigger developments and how C2 is meant to service the area. Councilmember Hastings, asked what C1 would be like, and what to expect there? Jeff said that it would likely be service type of uses with C2 in that area.

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

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

No: None

Abstain: None

Vote Result: Passed

15. 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, came to present this item. She talked about the Vicinity Map, Existing Boundary, and Annexation Steps.

10. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

16. Presentation and discussion of the Grand Avenue Corridor Study from the Maricopa Association of Government (MAG).

Jodi Tas, came to present this item along with John Bullen, and Bradlee Williams from MAG. They talked about the Study Purpose, background, Stakeholders, BNSF Considerations, Project Schedule, Key Findings, Congestion of the US 60 / Loop 303, Density of Future Developments, Recommendations, 2050 AM Peak Period, 2050 PM Peak Period, Access Management along US 60, Sequence of Improvements, Early years, 2050, Recommendations Summary, The Role of the Study, and Next Steps.

Councilmember Melton, talked about the engineering challenges, and voiced his approval for the development.

Vice-Mayor Greenberg asked if the cost was in current money or future dollars? Bradlee said it was future cost.

Councilmember Duffy, asked about a flyover versus the use of a light in the 303/60 intersection and what made that consideration? John said it wasn't a cost issue in the design but rather another alternative. Councilmember Duffy, asked if BNSF had given MAG any number on the amount of trucks they would be getting? John said they did and were using it in their models. Councilmember Duffy said he still didn't think there should be a light coming off the 303 to the 60.

Councilmember Haney, thanked the community and MAG for all their input on the process so far. He talked about how critical the improvements are for the area and how they will directly impact the quality of life in the region. Councilmember Haney asked if there was anything being done to expedite the next phase? Jodi talked about the current efforts being done at the state level. Councilmember Haney asked what that does for the timeline? Bradlee said that getting things queued up and ready will help, he said that they were hoping construction would start between 2031 & 2035. Jodi said that because of the appropriations that the timeline has already been bumped up some. Councilmember Haney, thanked the rest of council for their support.

Mayor Sartor, thanked everyone for their hard work.

17. ~~* Presentation and discussion pertaining to internal audit reports approved by the City of Surprise Audit Committee.~~
18. 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, came to present this item. She talked about Surprise Aquatic Center and the adjustments needed for the facility.

Councilmember Hastings, talked about the changes and using the money efficiently.

Councilmember Haney, asked if they had removed the buckets? Holly said that they did.

Mayor Sartor, thanked Holly for working on this. He asked if the pool was done? Holly said it was mostly done. Mayor Sartor asked if this was a need or a want? Holly said it was a want. Mayor Sartor talked about being fiscally responsible. Holly said that this is a one time expense. Sandy said finance was in support of this because of how they transferred the funds.

Councilmember Hastings, talked about balancing the needs of the City and using the funds that were already established.

Motion: To Approve
Initiated By: Patrick Duffy
Seconded By: Chris Judd

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

Vote Result: Passed

19. 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.

Police Chief Becher, and Fire Chief Spirlong came to present this item. They talked about accommodating City growth, Work Force stabilization, and Investment in Workforce Development.

Mayor Sartor talked about his support for public safety.

Councilmember Hastings, talked about his support for public safety. He asked about the abilities that paramedic can do. Chief Spirlong talked about the amount of paramedics they have and the amount of training the Paramedic has compared to an EMT. He talked about retaining Paramedics, and how a fire truck will try to have a minimum of two paramedics. Councilmember Hastings, asked what percentage of calls require IV's being applied. Chief Spirlong said about 75-85% of calls are medical in nature. Councilmember Hastings, and Councilmember Haney; talked about the composition of Fire Truck crews. Councilmember Hastings, talked about the sustainability of the current cost involved with public safety.

Councilmember Judd, talked about planning better and balancing overtime. He asked what percentage of the payroll budget does overtime become after this amendment? Sandy Simmons said that Police would 8.2% of their personnel budget, and 7.4% of their total budget. Sandy said that Fire would be 16% of their personnel budget, and 14% their total budget. Councilmember Judd, asked if the amount of overtime was healthy? Sandy said that currently it is healthy, but with unknown growth it was hard to tell. Chief Becher, talked about the current staffing in the Police Department. Chief Spirlong, talked about the lag time it takes to train new firefighters, and the number of employees planning on leaving. Councilmember Judd, talked about budgeting better in the future.

Councilmember Haney, talked about how important public safety is. He talked about making sure staff isn't exhausted. He talked about minimizing any negative impacts.

Motion: To Approve
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

20. Federal Advocacy Trip Debrief

Intergovernmental Director, Jodi Tas, came to present this item. She talked about the Federal Advocacy Trip, the Overview, Federal Priorities, Build Grant Loop 303/155th Ave, Congressional Engagement, Federal Agency Engagement, and DHS/Ice Key Takeaways.

Councilmember Melton, thanked Jodi for her work on the trip. He talked about his experience at the trip. He talked about the negotiations with DHS. He asked how the City could get an agreement created with DHS. Jodi talked about some of the active measures they've been taking to create an IGA. Councilmember Melton, talked about the relationship the City has with El Mirage and if they could protect shared assets with El Mirage through the proposed IGA? Andrea said they could look into it.

Councilmember Judd, thanked Jodi for her help. He talked about his experience with the trip. He talked about the meeting with DHS. He asked, about a NEPA study and the inability to see it. He asked about how much water would be used for the site? Andrea said the site plan would identify it more accurately coming forward. They talked about the potential full build out use of the facility. Councilmember Judd, talked about the potential water usage. He asked how it would work if DHS approached council as a high water user within the City? Andrea said they would need more information to know for sure. Councilmember Judd talked about his dislike of the location and situation. He talked about the area surrounding Luke Air Force base and the requirements for buildings around there. He talked about the potential impact this could have on the air force base. He talked about being fiscally responsible and the development standards in the area. He asked about the supremacy clause and what specific federal law is conflicting with the local zoning? Andrea said they had quoted the supremacy clause. Andrea said that there would be other things besides detention there. Councilmember Judd talked about the supremacy clause and use of the facility. He voiced his concerns about protecting zoning in the area.

21. * Presentation and discussion pertaining to the rezoning process.

Lloyd Abrams, Trever Fleetham, and Mindy Davis, came to present this item. They talked about the City Council Role in Rezoning, Rezoning Process Overview, Rezone Submittal Requirements, When a rezone is required, General Plan, Next Steps, and Compliance.

Councilmember Judd, thanked staff for their presentation. He asked if it was possible for the City to just go in and change zoning? Namely for instances where residential is butt up against industrial areas. Lloyd said that based on the law they could, but had to be mindful about diminishing property value. Councilmember Judd asked what would happen if a developer starts building something without proper permits? Lloyd said they would start the compliance process, and depending on the complexity could end up in the courts. Councilmember Judd asked how long rezoning typically takes? Lloyd said it could take about 90 to 120 business days. Councilmember Judd why it was so long? Lloyd said it was to make sure there was enough public notification.

Councilmember Duffy, asked if a project is brought up to council and the project dies out, could council come back to rezone it to what the land was before? Lloyd said that council has the authority if the developer doesn't move over, but has to go through a public process. Councilmember Duffy asked how long the project has to be abandoned? Lloyd said it goes back to the development agreement. Councilmember Duffy asked if there were any projects like that now? Lloyd said he didn't think there was but would find out.

H. Call To The Public

Ruthee Godkorn, came to speak about the DHS property acquisition.
Katherine Miranda, spoke for Mariana Sandoval about the DHS property acquisition.
Sen Analise Ortiz, came to speak about the DHS property acquisition.
Amanda Kaminskis, came to speak about the DHS property acquisition.
Melissa Wiechmann, came to speak about the DHS property acquisition.
Nathalie Lopez, came to speak about the DHS property acquisition.
Walter Thorndike, came to speak about the DHS property acquisition.
Maureen Miller, came to speak about the DHS property acquisition.
Lucas McGough, came to speak about the DHS property acquisition.
Allyssa Estavillo, came to speak about the DHS property acquisition.
Cali Overs, came to speak about the DHS property acquisition.
Elijah Perez Cardona, came to speak about the DHS property acquisition.
Maureen Mandel, came to speak about the DHS property acquisition.
Natalie Bautista, came to speak about the DHS property acquisition.
Kimberly Dunbar, came to speak about Project Bacarra.
Roy Dunbar, came to speak about Project Bacarra.
Grace Brennan, came to speak about the DHS property acquisition.
Maddy Terry, came to speak about the DHS property acquisition.
Anne Bendheim, came to speak about the DHS property acquisition.
Larry Shephard, came to speak about the DHS property acquisition.

I. Other Business and Future Agenda Items

Councilmember Judd, wanted to take action on the proposed DHS Facility potentially giving staff direction and permission to protect local authority our water and our residents. It was seconded by Vice-Mayor Greenberg.

Councilmember Judd, wanted an action item to change the lead time for two councilmembers to change the agenda to 24 hours before the meeting. It was seconded by Vice-Mayor Greenberg.

Councilmember Judd, wanted a future action item regarding rules for E-Scooters & E-Bikes it was seconded by Councilmember Duffy.

J. City Council Reports

Councilmember Haney had nothing to report.
Vice-Mayor Greenberg had nothing to report.
Councilmember Duffy had nothing to report.
Councilmember Melton had nothing to report.
Councilmember Hastings had nothing to report.
Councilmember Judd had nothing to report.

K. Executive Session

11. 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.

Councilmember Judd moved to go into executive session, Councilmember Melton seconded.

Meeting entered executive session at 10:00 PM.

Meeting reconvened at 11:28 PM.

12. Executive Session Items
13. Executive Disclaimer - Part 1
14. Executive Disclaimer - Part 2
15. Executive Disclaimer - Part 3

L. Adjournment

Mayor Sartor reopened future business.

Councilmember Judd moved to continue the previously stated DHS item request indefinitely, Vice-Mayor Greenberg seconded.

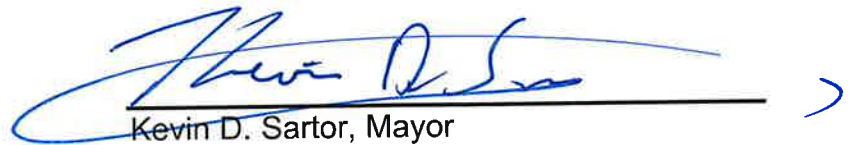
Motion: To Adjourn
Initiated By: Nick Haney
Seconded By: Earle Greenberg

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

No: None
Abstain: None

Vote Result: Passed

Meeting adjourned at 11:30 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, April 7, 2026.**

Passarelli

Kristi Passarelli, City Clerk