



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 corridor? Jeff Blilie 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 plan, 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 minimum 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 Kaminkas, 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