



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, August 4, 2026 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

The City Manager may present a brief summary of current events, including recognition of community members, employees, and programs, pursuant to A.R.S. § 38-431.02(K). The City Council will not discuss or take action on any matter within the City Manager Report.

F. City Clerk Report

G. Regular City Council Meeting Agenda

CONSENT AGENDA:

Approval of the consent agenda may be by one motion and a passing vote by the City Council. There will be no separate discussion on these items unless a Councilmember requests such. The requested item for discussion will be removed from the consent agenda and considered in its normal sequence on the agenda.

- | | | | |
|----|------------|---|--|
| 1. | Citywide | Consideration and action to approve the minutes of the June 16th, 2026, City Council Work Session and Regular City Council Meeting Minutes. | Kristi Passarelli
City Clerk |
| 2. | District 1 | Consideration and action declaring to enlarge an existing street lighting improvement district known as City of Surprise, Arizona, SU-ASANTEPAR4.5 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution 2026-110. | Kristin Tytler
Public Works |
| 3. | Citywide | Consideration and action approving a Wireless Provider Master License Agreement between the City of Surprise and Cox Communications Arizona, LLC, authorizing the installation, operation, and maintenance of wireless facilities within the City's public rights-of-way; Resolution 2026-38. | Kristin Tytler
Public Works |
| 4. | District 1 | Consideration and action on accepting a Right of Way Amendment from Arizona State Land Department for Jomax Road at 163rd Avenue. | Tiffany Copp
Community
Development |
| 5. | District 3 | Consideration and action pertaining to granting a Waterline Easement to Maricopa County Municipal | Tiffany Copp
Community
Development |

Water Conservation District Number One, near Sarival and Waddell Roads.

- | | | | |
|-----|------------|---|--|
| 6. | District 6 | Consideration and action on Granting a Utility Easement to APS to service Communication Tower at SPA 1. | Tiffany Copp
Community
Development |
| 7. | Citywide | Consideration and action pertaining to the approval of the intergovernmental agreement between the Arizona Department of Public Safety and the City of Surprise Police Department to provide one AZ P.O.S.T. certified sworn law enforcement officer on a full-time basis to the Arizona Vehicle Theft Task Force; Resolution 2026-117. | Evan Becher
Police |
| 8. | Citywide | Consideration and action to approve a Memorandum of Understanding (MOU) between the Federal Bureau of Investigation (FBI) and the Surprise Police Department, to continue the Child Exploitation and Human Trafficking Task Force; Resolution 2026-91. | Evan Becher
Police |
| 9. | Citywide | Consideration and action pertaining to acceptance of a grant award from the Governor's Office of Highway Safety (GOHS) for DUI enforcement and approval of a Fiscal Year 2027 budget amendment moving the budget in the amount of \$58,500; Resolution 2026-122. | Evan Becher
Police |
| 10. | Citywide | Consideration and action pertaining to an amendment to a contract for services between the City and Area Agency on Aging and approving a Fiscal Year 2027 budget amendment moving budget in the amount of \$22,500 from general contingency to Project G51509 for grant salaries and expenses; Resolution 2026-119. | Trisha Weston
Human Svcs and
Comm Vitality |
| 11. | Citywide | Consideration and action pertaining to the approval of a sublease with Native American Connections, Inc., to operate the West Valley Housing Assistance Center on property leased by the City, located at 12779 and 12785 West Grand Ave; Resolution 2026-112. | Seth Dyson
Human Svcs and
Comm Vitality |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|-----|------------|--|---------------------------------|
| 12. | District 6 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 399598, requested by Edward Joseph Inglese, for Vogue Bistro located at 15411 W Waddell Rd, Surprise, AZ 85379 for a new Series 12 Liquor License. | Kristi Passarelli
City Clerk |
| 13. | District 4 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 403201, requested by Guy Jason Dryer, for The Grove Restaurant and Bar located at 12555 W Bell Rd, Surprise, AZ 85374 for a new Series 12 Liquor License. | Kristi Passarelli
City Clerk |
| 14. | District 2 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 400085, requested by Jason Ryan McKinnie, for Arizona Traditions Golf Club located at 17225 N Citrus Rd, Surprise, AZ 85374 for a new Series 07 Liquor License. | Kristi Passarelli
City Clerk |
| 15. | District 1 | Consideration and action pertaining to a recommendation to the Arizona Department of Liquor | Kristi Passarelli
City Clerk |

Licenses and Control (DLLC) on Application No. 401588, requested by Jason Ryan McKinnie, for Great Eagle Golf Club located at 17091 N Happy Trails, Surprise, AZ 85374 for a new Series 07 and Series 12 Liquor License.

16.	District 1	Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 402726, requested by Maria Danielle Burgess, for Circle K Store #9616 located at 23170 N 163rd Ave, Surprise, AZ 85387 for a new Series 09 Liquor License.	Kristi Passarelli City Clerk
-----	------------	---	---------------------------------

17.	District 1	Consideration and action pertaining to a rezone of approximately 3.11 acres from Rural Residential (RR) to Community Commercial (C-2) for property generally located at the southeast corner of 163rd Avenue and Happy Valley Road. Case FS25-0001; Ordinance 2026-17.	Leslie Carnie Community Development
-----	------------	--	---

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

18.	Citywide	Consideration and action to approve a resolution of the Mayor and Council of the City of Surprise, Maricopa County, Arizona declaring and adopting the results of the Primary Election held on July 21, 2026, and ordering the recording of such resolution; Resolution 2026-109	Kristi Passarelli City Clerk
-----	----------	--	---------------------------------

19.	Citywide	Consideration and action pertaining to the Fiscal Year 2027 grant awards for the Surprise Community Outreach Program.	Seth Dyson Human Svcs and Comm Vitality
-----	----------	---	---

20.	District 1	Consideration and action pertaining to approval of the Fifth Amendment to the Broadstone Ranch Pre-Annexation Development Agreement between the City of Surprise and Elliott Homes, Inc.; Resolution 2026-85.	Tiffany Copp Community Development
-----	------------	---	--

21.	District 1	Consideration and action pertaining to approval of the Surprise 160 Development Agreement; Resolution 2026-81.	Tiffany Copp Community Development
-----	------------	--	--

22.	District 1	Consideration and action pertaining to approval of the Buena Vista Ranch Development Agreement between the City of Surprise, Buena Vista Holdings LLC, and 100 Acres Partners LLC; Resolution 2026-82.	Tiffany Copp Community Development
-----	------------	--	--

23.	District 4	Consideration and action pertaining to an application for the Original Townsite Incentive Program to pay for building permit fees, building plan review fees, and City impact fees, in the amount of \$22,405.69 relating to the construction of Shaughnessy Promenade, generally located at the northwest corner of Grand Ave and Greenway Rd. Case FS26-0459. Resolution 2026-114.	Trevor Fleetham Community Development
-----	------------	--	---

24.	Citywide	Consideration and action to approve the City's expenditure of funds to appeal the matter of City of Surprise v. The Industrial Commission of Arizona and Margaret Perez, ICA Claim No. 20211110244, including approving the Notice of Appeal filed on July 21, 2026, by Stephen Baker, on behalf of the City of Surprise, in the Arizona Court of Appeals, case No. 1 CA-IC 26-0032.	Jeffrey Murray Legal
-----	----------	--	-------------------------

H. Call To The Public

INSTRUCTIONS:

In order to address the City Council, you will need to fill out a Public Comment Form available at the

entrance, and turn it in to the City Clerk before the meeting begins.

You may also fill out the [Public Comment Form](#) online. If submitting the online form the City Clerk must receive the request at least one hour before the meeting start time.

In accordance with A.R.S. 38-431.01(I) - During this time, members of the public may address City Council only on issues within the jurisdiction of the City Council. 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.

Councilmembers may not discuss or respond to matters raised during the call to the public that are not specifically identified on the agenda.

Each speaker shall be limited to three (3) minutes per item. If several speakers desire to speak regarding a single topic, the Chair may limit the number of speakers or the time given to each group. A maximum time of 30 minutes will be given per topic. However, an equal amount of time will be given to each side of an issue.

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session

Pursuant to A.R.S. § 38-431.03

A. On a public majority vote of the members constituting a quorum, a public body may hold an executive session but only for the following purposes:

1. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.
2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.
3. Discussion or consultation for legal advice with the attorney or attorneys of the public body.
4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body'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.
5. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees of the public body.
6. 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.
7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

8. Discussion or consideration of matters relating to school safety operations or school safety plans or programs.

9. Discussions or consultations with designated representatives of the public body in order to discuss security plans, procedures, assessments, measures or systems relating to, or having an impact on, the security or safety of buildings, facilities, operations, critical infrastructure information and information technology maintained by the public body. Records, documentation, notes, or other materials made by, or provided to, the representatives pursuant to this paragraph are confidential and exempt from public disclosure under this chapter and title 39, chapter 1.

25.	Internal	Consideration and action to recess into executive session pursuant to A.R.S. Sec. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice regarding the filing of an appeal to the Arizona Court of Appeals in the matter of Margaret Perez v. City of Surprise, Industrial Commission of Arizona (ICA) Claim No. 20211110244, Administrative Law Judge (ALJ) Case No. ALJ0029239.	Legal
-----	----------	---	-------

L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, July 30th, 2026 @ 4:30 PM

Council chamber doors will be open at least 30 minutes prior to the start of the meeting.

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.