



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

Tuesday, June 16, 2026 @ 6:00 PM
COUNCIL CHAMBERS

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

A. Call To Order

Mayor Sartor called the Regular Council Meeting of June 16, 2026 to order at 6:02 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ 85374.

1. Invocation

Marci Maughan-Nettles led in the Invocation.

B. Roll Call

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

C. Pledge of Allegiance

Surprise Aquatics Center Swim Team led in the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

Mayor Sartor, and Councilmember Hastings recognized Christy Pritchard as a Community Champion.

E. City Manager Report

2. City Manager sub-text

3. Reports

City Manager Andrea Davis, gave a brief update about the DHS facility. She talked about the development of a website for up-to-date information from federal agencies.

F. City Clerk Report

4. Reports

Councilmember Haney, talked about the talent that applied for the boards and commission positions.

1. Consideration and action to approve the recommendation for reappointment of Gwen Maxfield to the Veterans Disability and Human Services Commission for the four-year term expiration on June 30, 2030.

Motion: To Appoint

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

2. Consideration and action to approve the recommendation for reappointment of Julie Kent-Partridge to the Veterans Disability and Human Services Commission for the four-year term expiration on June 30, 2030.

Motion: To Appoint

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

3. Consideration and action to approve the recommendation for reappointment of William Coniam to the Board of Trustees for the four-year term expiration on June 30, 2030.

Motion: To Appoint

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 to approve the recommendation for reappointment of Richard Jessen to the Judicial Selection Advisory Commission for the four-year term expiration on June 30, 2030.

Motion: To Appoint

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

5. Consideration and action to approve the recommendation for reappointment of Connie Bowers to the Audit Committee for the two-year term expiration on June 30, 2028.

Motion: To Appoint

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

6. Primary Election Information

City Clerk Kristi Passarelli, gave an election update.

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Motion: To Approve

Initiated By: Patrick Duffy

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

7. Consideration and action to approve the minutes of the June 2nd, 2026, City Council Work Session, Special City Council Meeting, Regular City Council Meeting & Executive Session Minutes.
8. Consideration and action to approve the revised version of the City Council Meeting Dates for 2026.
9. Consideration and action appointing a Chief Fiscal Officer pursuant to A.R.S. § 41-1279.07(E) for the purpose of submitting the annual AELR report for fiscal year 2027; Resolution 2026-63.
10. Consideration and action pertaining to the immediate formation of a street lighting improvement district known as SU-163RDNPINNCLEPK226 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution 2026-84.
11. Consideration and action to grant Summit Infrastructure Group, LLC., the non-exclusive revocable right-of-way use agreement to use public streets, roads and alleys for installation, operation, and maintenance of fiber optic cable. Resolution 2026-79.
12. Consideration and Action on Granting a Utility Easement to APS to service the Multigenerational Community Center at Hollyhock Street and Santa Fe Drive.
13. Consideration and action on accepting a Drainage Easement from Surprise Land Holdings, LLC near Peak View and 174th Avenue.

14. Consideration and action pertaining to approval of the Independent Contractor Agreement with Arizona Community Action Association DBA Wildfire, accepting grant funding, and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of \$39,200 for the Utility Assistance Program; Resolution 2026-90.
15. Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County, accepting grant funding, approving a Fiscal Year 2026 budget amendment moving budget in the amount of \$200,000 for Community Action Program Services, and an addition to the Fiscal Year 2026 Contract Awarding Authority List; Resolution 2026-96.
16. Consideration and action designating the Finance Director as the City's agent for the purpose of obtaining financial assistance through the Arizona Department of Emergency and Military Affairs; Resolution 2026-103.
17. 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 Investigative Response Team; Resolution 2026-72.
18. Consideration and action pertaining to the acceptance of the FY2027 Dysart Unified School District No. 89 Intergovernmental Agreement; Resolution 2026-106
19. Consideration and action pertaining to the acceptance of the FY2027 School Resource Officer Services Agreement with Highland Prep; Resolution 2026-108
20. Consideration and action pertaining to the acceptance of the FY2027 School Resource Officer Services Agreement with Legacy Traditional School – West Surprise; Resolution 2026-107
21. Consideration and action pertaining to the acceptance of the FY2027 School Resource Officer Services Agreement with Paragon Management Inc.; Resolution 2026-105
22. Consideration and action to approve Public Safety Answering Point (PSAP) Policy Routing Function (PRF) Backup Agreements for Next Generation 9-1-1 (NG9-1-1) services; authorizing the City of Surprise to participate as both a requesting and responding agency for emergency call routing; Resolution 2026-102.
23. Consideration and action to approve renewal of an Intergovernmental Agreement (IGA) between the City of Surprise and the Superior Court of Arizona, Maricopa County for jury services. Resolution 2026-92.
6. REGULAR AGENDA ITEM - PUBLIC HEARING:
24. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 397255, requested by Scott

Corey Strelitz, for Southern Steer Butcher located at 16853 N 145th Ave, Surprise, AZ 85374 for a new Series 10 Liquor License.

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

25. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 398456, requested by Maria Danielle Burgess for Circle K Store #9628 located at 14000 W Peoria Rd, Surprise, AZ 85379 for a new Series 10 Liquor License.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Earle Greenberg

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

Vote Result: Passed

26. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 389022, requested by Lyndon Paul Roberts for Park at Surprise located at 14630 W Parkwood Dr, Surprise, AZ 85379 for a new Series 07 Liquor License.

Motion: To Approve
Initiated By: Earle Greenberg
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

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

27. Maricopa Association of Governments (MAG) update presentation concerning North Surprise traffic interchanges.

Intergovernmental Director, Jodi Tas, came to present this item, along with John Bullen and Velvet Matthew from MAG. They talked about the Loop 303 & US 60 Grand Ave

Area, Project Development Process, Corridor Study, Freeway Life Cycle Program, Loop 303 Traffic Interchange Analysis, Loop 303 and 155th Ave Traffic Interchange, Project Schedule, US 60 Grand Avenue, Deer Valley Rd to Loop 303, Project Schedule, Looking Ahead, and Key Takeaways

Councilmember Haney, thanked John and staff for advocating for the City. He asked how the public was engaged? John said that public engagement was a primary focus for the study, he said there were three public engagements and various outreach efforts. Councilmember Haney asked if there was any feedback about wanting to delay the project or if the process was rushed? John said the feedback was asking for the project to go faster. Councilmember Haney asked what kind of impact would be felt if there's a delay? John said that delays would compound problems. Councilmember Haney thanked the community for their participation. He talked about the impact on the quality of life this will have on Surprise residents.

Mayor Sartor thanked staff for their work on this.

28. Consideration and action pertaining to approval of an Employment Agreement for an appointment for the City Auditor, pursuant to Surprise Municipal Code Sec. 2-170.

Mayor Sartor thanked council for finding the candidate that they selected.

Councilmember Judd talked about the candidate.

Motion: To Appoint
Initiated By: Chris Judd
Seconded By: Earle Greenberg

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

No: None

Abstain: None

Vote Result: Passed

Cathleen Davis came to thank Council for the appointment.

29. Consideration and action levying primary property taxes at a rate of \$0.5534 per hundred dollars (\$100) of assessed valuation and secondary property taxes at a rate of \$0.3880 per one hundred dollars (\$100) of assessed valuation for Fiscal Year 2027 within the City of Surprise; Resolution 2026-98.

Finance Director, Sandy Simmons, came to present this item. She talked about Public Notices & Publications, and FY27 Primary and Secondary Property Tax.

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

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

No: None

Abstain: None

Vote Result: Passed

30. Consideration and action levying an amount not to exceed the maximum rate of \$1.20 per one-hundred dollars of assessed valuation for each Street Light Improvement District (SLID) within the City of Surprise during the Fiscal Year 2027; Resolution 2026-97.

Finance Director, Sandy Simmons, came to present this item. She talked about the FY27 SLID Property Tax.

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

31. Presentation and discussion pertaining to the FY2026 Financial Status Report through March 2026.

Finance Director, Sandy Simmons, came to present this item. She talked about Sources Category Examples, FY26 General Fund Sources, and FY26 General Fund Sources.

Councilmember Hastings, talked about the majority of funding coming from sales tax and asked if it included food or groceries? Sandy said there was no food tax. Councilmember Hastings asked to compare Surprise to other Cities in the future.

Sandy went on to talk about Uses Category Examples, and FY General Fund Uses.

Councilmember Judd asked about the decrease in charges for services and franchise income and why that is? Sandy said there was a slight decrease in the franchise fees. Councilmember Judd asked about the one-time services? Sandy said that the one-time services was permits and inspections. Councilmember Judd asked if there was a slowdown in permits? Sandy said there was.

32. Continuation of the June 2, 2026, work session for the presentation, discussion, and public comment, pertaining to a proposed Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to establish a new Battery (B) overlay zone related to Battery Energy Storage Systems (BESS). Case FS23-1041.

Trever talked about the staff recommendations for 1500ft.

Mayor Sartor asked about the 1500ft comparison. Trever talked about the comparison to the 100ft perimeter, and various setback examples. Mayor Sartor asked for examples for where these could potentially go based on setbacks. Lloyd showed a map that gave examples of various buffers for existing residential areas. Lloyd said that staff needs direction on the distance on the setback and the residential/commercial solar roof component and what the megawatt would be. Councilmember Melton said it should be 5 MW. Lloyd said they also need direction for property zoned BPI1 as an accessory use. A conditional use permit would allow a BESS to go in, still staying with the same standards,

or if council would like to see it come back as an overlay.

Trever talked about the staff recommendations for 1500ft for existing residential and commercial examples, and conditional use permits for industrial zones.

Councilmember Melton asked about the 100ft buffer and the total setback distance?

Lloyd said in total it would be 250 ft buffer. Councilmember Melton, talked about the staff recommendation of 1500ft and if there's any basis for that recommendation? James Clauffield from Fire & Risk Alliance said the code they are operating on is 100ft. Cepend Alizadeh from the Arizona Technology Council said the code and standards across the state are based on studied based on the fire protection association, he talked about the history of the association, and priority they have for public safety. Cepend talked about the McMicken fire incident, and the age of the system that caused that incident.

Councilmember Judd asked if there were any battery facilities in Surprise? They said no. He talked about how his citizens were not concerned about missing out on the battery storage craze. He asked if battery facilities would generate any revenue? Andrea said in general they run on the lower range of revenue. Councilmember Judd compared this to commercial sites within the City. He said he didn't want to have any as an infill project. He said he would prefer to look at these as a case by case versus doing a generic application. Lloyd said it was something they could consider, and any BESS facility would have to go through the whole process. Councilmember Judd, said he would prefer that versus an overlay. Lloyd talked about other jurisdictions and what they use. He talked about wanting bigger buffers, and having pathways to consider on a base by base cases.

Councilmember Duffy asked how the explosion happened at McMicken and why it doesn't happen anymore? Ben Cluff APS Director of Renewable Generation said that the technology at the time was different and the building was different. He said that when batteries go bad they expel gas and the building was super saturated then mixing with oxygen and ignition causing the situation. He said that the current technology is completely enclosed and filled with batteries. He said the opportunity to mix gases is far less. He said that different detection systems fall under codes. He talked about standards that are meant to keep building safe are in place for the battery enclosures. Councilmember Duffy, said he just wanted an explanation of the situation so everyone understood that there's not walk-in facilities anymore. Ben gave an example of empty vessels often being more dangerous. James talked about the McMicken event versus the technology and practices now.

Councilmember Melton asked what the social value of the storage systems important? Cepend talked about companies relocating to Arizona for economy opportunities and the need for a reliant energy grid. Jessica Perry said that APS likes these systems on the grid and the ability to use them for peak demand. Cepend said the tax revenue may not be a lot but the companies that come are job creators.

Councilmember Hastings asked if there was a comparison of what other cities have done? Councilmember Hastings talked about the measurement from the property line to the battery. Lloyd talked about which cities were still processing versus others that have adopted something. Councilmember Hastings asked if the number was setting the rules for what they would be applying for. Lloyd said that this would be the standards a BESS facility would have to meet. Lloyd said that everything now comes back to council as an overlay. He said that BESS facilities would come back as a conditional use to Planning & Zoning Commission. Councilmember Hastings asked if there was a lot of industrial within

the City? Lloyd said there wasn't a lot. Councilmember Hastings said it sounded like there would be a vote on each facility. He went over the nuances of what was being proposed. He talked about the 1500ft reflecting the evacuation zone proposed by the Fire Department, versus the 100ft proposed by Planning & Zoning. He asked what the international fire code was? James talked about the differences in agencies wanting similar setbacks. Jessica said the International Fire code adopted by the City sets what developers are required to build in the City. Councilmember Hastings asked if someone could explain the 1500ft evacuation zone? Fire Marshal Steven Faraclas said it was the distance they got from their guidebook, and how they were considering a catastrophic failure. He explained how they want to factor in stakeholders coming in. He said the internal fire code is a code and the NFPA is a standard, and are approached differently. Councilmember Hastings asked if the codes have been updated or old? James said the code is updated to be 100ft. James talked about various events that had happened and how they did not pose a risk to public health. Councilmember Hastings, talked about how he wants residents to feel safe. He asked what the goal of the setbacks are? He said how he thinks 1500ft is overkill, and he proposed 500ft for existing homes and other ideas for setbacks. He talked about other cities and what they have considered so far.

Councilmember Haney asked about the deliberate fire test? James said it was three cabinets used to ensure there was no propagation. Councilmember Haney asked where it was tested? James said it was in AZ. Councilmember Haney asked where exactly? James said it was on a campus. Councilmember Haney asked if it was by any homes? James said he wasn't sure. James said there is a video of the fire test but cautioned that the battery manufacturers are different. Councilmember Haney asked if the test was referenced wasn't done by any residential and if it was applicable to the decision they were trying to make. Councilmember Haney asked about the McMicken incident and if at the time the technology was considered to be the safest? Ben said that would have been an accurate assumption. Councilmember Haney asked if they thought a site wasn't safe it wouldn't be used? Ben said they would shut it down. Cepend said that NFPA 855 was published four months after the incident. Councilmember Haney said that at the time the site was considered safe. He talked about planning for worst-case scenarios and how a mayday is the worst situation. James said that is when a firefighter is out of commission and needs help. Councilmember Haney said there were 3 Maydays at the McMicken incident. He talked about industry changing with the technology. He talked about having to anticipate the worse case scenarios. He said he doesn't think a one-size-fits-all approach is appropriate for the City. He said he wasn't concerned about smelling smoke, but was concerned about plume studies. James talked the plume study. He talked about training and community monitoring for any dangerous gases to keep the community safe.

Vice-Mayor Greenberg talked about wanting to see the video. He asked who was making the batteries and how they are not all created the same. He asked if they were similar test models. James said it would be up to the developers, and specific to them. Cepend said the developers are adhering to the standards to the insurance purposes. Steven said they review the test results and the issue is that the tests are done in ideal conditions and often don't mimic local conditions. Vice-Mayor Greenberg, talked about sites back east. He asked if there were suppression systems used or not? James said they don't use suppression but do practice asset protection but there are no fire suppression systems inside. Vice-Mayor talked about how this will impact residents, and how he doesn't think Surprise is a tech hub.

Mayor Sartor talked about his desire to respect the Fire Department recommendations.

He talked about visiting a facility and asking them for their setback recommendation and how it matched what the Fire Department wanted. He talked about areas where they should be built and his desire for a block wall at these facilities.

Councilmember Melton asked what the setback for gas stations? Trevor said there is no setback for them. Councilmember Melton compared the energy of a gas station to a BESS. He said he thinks the setback is excessive.

Councilmember Hastings asked about a project going forward that meets the 1500 ft requirement, and if they could take action in August? Lloyd said they could bring it back to P&Z and back to Council and it would likely be September. Councilmember Hastings, said he hoped they could find a middle ground.

Councilmember Duffy asked why some cities are doing it case by case? Lloyd said he wasn't sure why they do it on a case by case basis. He said they are likely putting it on hard zoning process. Councilmember Duffy asked if developers could apply if it was within the 1500ft? Lloyd said they could technically do it but it would be unlikely. Councilmember Duffy asked if they could find out why other cities do case by case? Lloyd said they could find out.

Councilmember Judd asked how hard it would be to change the setback? Lloyd said it was easier to shrink the setback than make it bigger. He asked if they could create a waiver process? Lloyd cautioned that applicants would use the waiver.

Councilmember Haney asked about 3 existing projects and out of the three which would be able to comply with the suggested setback? Lloyd said one would. Councilmember Haney asked if the other two were close? Lloyd said they were close with one being along the City limit, and they could probably make two of them work. Councilmember Haney asked how far away the second closest one was? Lloyd said it was probably 300-500 ft. Councilmember Haney talked about the various distances of the projects. Lloyd said he wasn't sure where the properties would be exactly. Haney asked if this was only applicable to existing homes? Lloyd said that if they meet the 150 ft setback then yes. Councilmember Haney asked if they would have to notify residents coming in? Lloyd said that residents purchasing the home would have to do their due diligence. Haney talked about potentially using a waiver system but what would be the purpose of the 1500 ft setback since applicants would likely abuse it.

Mayor Sartor, said he would prefer 1500 ft.

Councilmember Hastings asked about a future agenda item. He asked if there could be a couple different options for an action item for a future agenda item? Jeff said they could.

Assistant City Manager Lloyd Abrams said they would take the various recommendations back to P&Z and see where they are then bring that back to council. Councilmember Haney clarified that the project that meets the 1500 ft and if it could be approved in August? Lloyd said that could do the process quickly and potentially do August 4th.

H. Call To The Public

Meeting recessed at 8:16 PM

Meeting reconvened at 8:27 PM

John Scott, came to talk about Islam and Mosques in Surprise.
Mary Becker, came to talk about the history of the country.
Marsha Hill, came to talk about Islam and Mosques in Surprise.
Alex Christ, came to talk about City Budget and Economic Improvements.
Dianne Eden-Giordano, came to talk about City Leadership.
Anne Bendheim, came to talk about the DHS Property Acquisition.
Brittney Bishop, came to talk about the DHS Property Acquisition.
Jennifer McCann, came to talk about the DHS Property Acquisition.
Taylor Bhone, came to talk about the DHS Property Acquisition.
Brent Peak, came to talk about the DHS Property Acquisition.
Kayla Bishop, came to talk about the DHS Property Acquisition.
Natalie Bautista, came to talk about the DHS Property Acquisition.
Cali Overs, came to talk about the DHS Property Acquisition.
Cindy Bray, came to talk about the DHS Property Acquisition.
Jason Chavez, came to talk about the DHS Property Acquisition.
Ariane Redding, came to talk about the DHS Property Acquisition.
Liz Demeter, came to talk about the DHS Property Acquisition.
David Israel, came to talk about the DHS Property Acquisition.
Roz Melling-Durocher, came to talk about the DHS Property Acquisition.
Allyssa Estavillo, came to talk about the DHS Property Acquisition.
Judith Cornel, came to talk about the DHS Property Acquisition.
Karina Ramirez, came to talk about the DHS Property Acquisition.
Jeremy Paraza, came to talk about the DHS Property Acquisition.

I. Other Business and Future Agenda Items

Councilmember Duffy asked staff to research what a catastrophic event would look like at a chemical storage facility within the city.

J. City Council Reports

Councilmember Hastings, thanked staff for their work on the budget. He talked about expanded employee benefits for counseling services and new bereavement policy for families experiencing pregnancy loss.

K. Executive Session

8. Executive Session Items

L. Adjournment

Motion: To Adjourn
Initiated By: Nick Haney
Seconded By: None

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 9:37 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, June 16, 2026.**



Kristi Passarelli, City Clerk