



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

Tuesday, September 15, 2026 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular City Council Meeting of September 15th, 2026 to order at 6:00 PM, located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ 85374.

1. Invocation

Rosie Ruiz led in the Invocation.

B. Roll Call

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

C. Pledge of Allegiance

Dysart High School Student Government led in the Pledge of Allegiance. Student representative Esmeralda Esquibel spoke about student leadership and invited Mayor and Council to participate in the school's homecoming activities.

D. Proclamation and Community Acknowledgements

Mayoral Proclamation: Constitution Week

Mayor Sartor proclaimed September 17 through September 23, 2026, as Constitution Week and presented to representatives of the Daughters of the American Revolution.

E. City Manager Report

- 2. 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.**

3. Reports

City Manager Andrea Davis provided an update regarding the City webpage for the proposed DHS facility and introduced Surprise Youth Council members Riker Yeager and Chloe Aleshina. The Youth Councilmembers reported on upcoming service, community engagement, and National League of Cities conference activities. Economic Development Director Jeanine Jerkovic announced that The Cheesecake Factory is officially coming to Surprise and is expected to begin construction at SimonCRE Village at Prasada.

F. City Clerk Report

- 4. Reports**
None

G. Regular City Council Meeting Agenda

5. 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.

No items were pulled for clarification.

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

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

Vote Result: Passed

1. Citywide Consideration and action to approve the minutes of the August 25, 2026, City Council Retreat and the September 1, 2026, Regular City Council Meeting. Kristi Passarelli
City Clerk
2. Citywide Consideration and action to approve the 2027 City Council Meeting Schedule. Kristi Passarelli
City Clerk
3. Citywide Consideration and action pertaining to acceptance of a pass-through grant from the Gila River Indian Community and approval of a Fiscal Year 2027 budget amendment moving budget in the amount of \$40,000; Resolution 2026-130. Seth Dyson
Human Svcs
and
Comm Vitality
4. Citywide Consideration and action pertaining to acceptance of a pass-through grant from the Gila River Indian Community and approval of a Fiscal Year 2027 budget amendment moving budget in the amount of \$4,000; Resolution 2026-132. Seth Dyson
Human Svcs
and
Comm Vitality
5. Citywide Consideration and action pertaining to authorizing acceptance of two (2) grant awards from the Arizona Department of Homeland Security (AZDOHS) and approval of a Fiscal Year 2027 budget amendment moving budget in the amount of \$12,000 to Project G31233 and \$6,000 to Project G31228; Resolution 2026-136. Evan Becher
Police

6. REGULAR AGENDA ITEM - PUBLIC HEARING:

6. District 1 Consideration and action regarding a Comprehensive Sign Program (CSP) Amendment for the Asante Trails development on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. Case FS25-1042. Leslie Carnie
Community
Development

Leslie Carnie, Community Development, presented the proposed Comprehensive Sign Program Amendment, including two requested deviations related to monument sign separation and wall sign area for a major grocery tenant. Staff reported that the Planning and Zoning Commission recommended approval subject to stipulations.

The public hearing was opened. No requests to speak were received. Councilmember Haney asked for clarification regarding the requested deviations and sign design consistency.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Chris Judd

Yes: Jack Hastings, Chris Judd, Nick Haney, Kevin Sartor, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

7. District 1 Consideration and action pertaining to a Minor General Plan Amendment of approximately 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area for property generally located near the southeast corner of Happy Valley Road and 157th Avenue. Case FS25-1081. Resolution 2026-127. Chris Sexton Community Development

Trever Fleetham, Assistant Director Community Development, presented the Minor General Plan Amendment for the Happy Valley Road BizTech Park, a proposed flex-space commercial development. Staff reviewed the site, proposed land use designation, conceptual plans, community outreach, and the Planning and Zoning Commission recommendation for approval.

The public hearing was opened. No requests to speak were received.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Earle Greenberg

Yes: Jack Hastings, Chris Judd, Nick Haney, Kevin Sartor, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

8. District 1 Consideration and action pertaining to a Rezone of approximately 7.52 acres from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for property generally located near the southeast corner of Happy Valley Road and 157th Avenue. Case FS25-1081. Ordinance 2026-18. Chris Sexton Community Development

Trever Fleetham, Assistant Director Community Development, presented the accompanying rezone for the Happy Valley Road BizTech Park and explained the requested Planned Unit Development overlay and reduced east-side setback. Applicant representative Adam Baugh discussed the project's proposed small-business and employment space and community amenity area.

The public hearing was opened. No requests to speak were received.

Councilmember Haney discussed area infrastructure and asked about the proposed community amenities.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Chris Judd

Yes: Jack Hastings, Chris Judd, Nick Haney, Kevin Sartor, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

9. District 6 Consideration and action pertaining to a recommendation Kristi to the Arizona Department of Liquor Licenses and Control Passarelli (DLLC) on Application No. 406712, requested by Howard City Clerk Everett Magee, for Carioca Shell #7 located at 13935 W Cactus Rd, Surprise, AZ 85379 for a new Series 10 Liquor License.

Council had no comments or questions.

Motion: To Approve

Initiated By: Chris Judd

Seconded By: Earle Greenberg

Yes: Jack Hastings, Chris Judd, Nick Haney, Kevin Sartor, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

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| 10. District 1 | Consideration and action authorizing the Mayor and Council to accept the First Amendment to the Willow Trails Water Agreement. Resolution 2026-104. | Michael Boule
Water
Resource
Management |
|----------------|---|--|

Michael Boule, Water Resource Management Director, presented the First Amendment to the Willow Trails Water Agreement. The presentation addressed the proposed 16-inch water line, responsibilities of the developer and City, the emergency interconnect with Liberty Utilities, anticipated permitting, and a projected completion timeframe of summer 2028 noting the method for installing the water line beneath Grand Avenue and that the roadway would not be closed for open-trench construction.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Jack Hastings

Yes: Jack Hastings, Chris Judd, Nick Haney, Kevin Sartor, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

H. Call To The Public

Marsha Hill spoke regarding Islam and constitutional freedom.

Linda Landry requested assistance regarding City Code provisions related to utility trailer parking. Staff was asked to connect with the speaker regarding the matter.

Kayla Bishop spoke regarding religious freedom and the proposed DHS facility.

Lori Hendershot spoke in support of preserving the rural character of Wittmann and incorporation efforts.

Jeffrey August requested that Wittmann incorporation be placed on a future Council agenda and mentioned materials submitted to the City regarding the proposed incorporation.

Sharon Acritelli spoke in support of Wittmann incorporation and preserving the community's rural character and agricultural and small-business uses.

Jim Kirk discussed municipal growth, local accountability, and Wittmann's ability to determine its future.

Scott Bennick spoke in support of preserving Wittmann's rural character.

Laura Makula spoke in support of Wittmann incorporation and preserving the rural lifestyle.

David Piasecki spoke regarding automated license plate reader technology, Flock cameras, and Fourth Amendment concerns.

Following Call to the Public, Mayor Sartor asked City Manager Davis to have staff review the Wittmann incorporation packet. City Manager Davis stated staff could review the packet and follow up within approximately two weeks, subject to any additional questions or information needed.

I. Other Business and Future Agenda Items

Councilmember Haney requested a future work session to revisit the City's animal cruelty ordinance and determine whether updates or additional enforcement tools may be appropriate. Seconded by Councilmember Hastings.

Councilmember Hastings asked if there was an existing tracking system for items raised during this section. City Manager Andrea Davis confirmed and agreed to provide the link.

J. City Council Reports

Councilmember Judd discussed recent and upcoming community meetings possibly moving to a new location.

Councilmember Hastings recognized Surprise Police officers and thanked them for their service.

Vice Mayor Greenberg discussed upcoming district meetings.

Councilmember Haney discussed his September 28 community meeting at Asante Library and encouraged residents to attend for information on District 1 issues.

Mayor Sartor thanked City staff for the Community Resource Center ribbon cutting and recognized the teams involved.

K. Executive Session

9.

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.

No Executive Session was held.

L. Adjournment

Motion: To Adjourn
Initiated By: Nick Haney
Seconded By: Chris Judd

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

Vote Result: Passed

Meeting adjourned at 7:15 PM

ATTEST:

Kevin D. Sartor, Mayor

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, September 15, 2026.**

Kristi Passarelli, City Clerk