



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Community Chambers, 20727 E. Civic Parkway  
December 6, 2017  
5:30 PM

1. **Call to Order:** The meeting was called to order at 5:30 p.m.
2. **Roll Call:** (one or more members of the Council may participate by telephone)

Robin Benning	Council Member	Absent – attending CAG
Jake Hoffman	Council Member	Present via telephone until 5:58 p.m.
Dawn Oliphant	Council Member	Present – arrived at 5:46 p.m.
Emilena Turley	Council Member	Present – arrived at 5:43 p.m.
Julia Wheatley	Council Member	Present
Jeff Brown	Vice Mayor	Present
Gail Barney	Mayor	Present

Mayor Barney moved agenda Item 15A up prior to the Executive Session.

3. **Motion to Adjourn into Executive Session (to be held in the Ironwood Conference Room in the Community Chambers Building) for the following purposes):**

- A. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives to consider the Town's position and instruct its representatives regarding the possible acquisition of property related to: Orchard Ranch 12-acre school site-Queen Creek Unified School District. A.R.S. 38-431.03(A)(3) & (4)
- B. Discussion and consultation with the Town's attorney and with the Town's representatives regarding the incorporation petition and map filed on 10/6/17. A.R.S. 38.431.03(A)(3) & (4)
- C. Discussion and consultation with the Town's attorney and with the Town's representatives regarding annexations and providing utility services. A.R.S. 38-431.03(A)(3) & (4)
- D. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives to consider the Town's position and instruct its attorneys regarding pending litigation: Savage & Noschese vs. Town of Queen Creek. A.R.S. 38-431.03(A)(3) & (4)

**MOTION:** To adjourn to Executive Session at 5:58 p.m.:  
**RESULT:** Approved 6-0  
**MOVER:** Vice Mayor Brown  
**SECONDER:** Council Member Wheatley  
**AYES:** Barney, Wheatley, Brown, Oliphant, Turley, Hoffman  
**ABSENT:** Benning

The Regular Session reconvened at 6:37 p.m.

4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Members of the Council and or staff may comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration. (Items that the Council wishes to discuss may be considered Item #12).

Consent Agenda item "T" was removed for separate vote.

**MOTION:** To approve Consent Agenda Items A-S:  
**RESULT:** Approved unanimously  
**MOVER:** Vice Mayor Brown  
**SECONDER:** Council Member Wheatley  
**AYES:** Barney, Wheatley, Brown, Oliphant, Turley  
**ABSENT:** Benning, Hoffman

**MOTION:** To approve Consent Agenda Item T:  
**RESULT:** Approved 4-1  
**MOVER:** Vice Mayor Brown  
**SECONDER:** Council Member Wheatley  
**AYES:** Barney, Wheatley, Brown, Oliphant  
**NAYES:** Turley  
**ABSENT:** Benning, Hoffman

- A. Consideration and possible approval of the following minutes: September 13, 2017 Special Meeting; September 20, 2017 Joint & Regular Meeting; October 4 & 18, 2017 Regular Meeting.

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- B. Consideration and possible approval of Expenditures Over \$25,000. (Budgeted in FY17/18)
  - 1. Dell - computer hardware purchase: \$70,000
  - 2. Southwest Waterworks - well maintenance & repairs: \$830,000
  - 3. MR Tanner - concrete & pavement markings: \$30,000
  - 4. Empire Southwest - heavy equipment rental: \$50,000
- C. Consideration and possible approval of a relocation easement to be granted to Salt River Project (SRP) along 220th Street north of Queen Creek Road.
- D. Consideration and possible approval of Resolution 1172-17 modifying Assessment No. 20.01 for Improvement District No. 001 of the Town of Queen Creek.
- E. Consideration and possible approval of the Intergovernmental Agreement for the Regional Metropolitan Phoenix Fire Service Automatic Aid.
- F. Consideration and possible approval of Amendment No. 5 to Intergovernmental Agreement (IGA) #2013-4105-0134 with the Town of Gilbert for the use of Gilbert's Household Hazardous Waste Facility.
- G. Consideration and possible approval of a Professional Services Contract with Matrix Design Group in an amount not to exceed \$284,240 for Superstition Vistas Master Plan in the Town's Planning Area, and authorize the necessary budget adjustments.
- H. Consideration and possible approval of an on-call project order with EPS Groups, Inc. in an amount not to exceed \$374,080 for Engineering Services for the design of water and sewer improvements in the Signal Butte and Meridian Regional Area; and necessary budget adjustments.
- I. Consideration and possible approval of an on-call project order with Hilgartwilson, LLC in an amount not to exceed \$121,325 for Engineering Services for the design of the Church Farms Storage Tank and Booster Pump Station.
- J. Consideration and possible approval of an on-call project order with Kimley Horn and Associates in an amount not to exceed \$96,947 for Engineering Services for the Signal Butte Road and Schnepf Road Irrigation Pipelines.
- K. Consideration and possible approval of Professional Services Contract with Cartegraph Systems, Inc. in an amount not to exceed \$53,350 for implementation services of a Cartegraph Work Order System.
- L. Consideration and possible approval of a Construction Services Contract with Blucor Contracting, Inc. in an amount not to exceed \$643,962 for the construction of sewer collection system improvements along the Riggs Road Alignment: Crismon Road to Signal Butte (WW060); and necessary budget adjustments.

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- M. Consideration and possible approval of a project order with ACS Services (Contract 2017-018) in an amount not to exceed \$50,250.00 for quality assurance testing services for the Ellsworth Road and Queen Creek Road Intersection Improvements Phase 2, Town of Queen Creek (TOQC) Project No. I0010. (This is a budgeted item).
  - N. Consideration and possible approval of the following items related to the new Field Operations Facility (MF005): a) Cooperative contract with Modular Solutions for an amount not to exceed \$743,225 for demolition, relocation, and reconstruction of two steel buildings; b) Cooperative contract with Climatec for an amount not to exceed \$49,370 for the fire and safety inspections, products, and service solutions in the relocated modular units.
  - O. Consideration and possible approval of the following items related to the Sonoqui Wash Channelization Phase IIB Improvements (A0510): a) A construction services contract with Rummel Construction in an amount not to exceed \$3,764,948 for the construction of the Sonoqui Wash Channelization Phase IIB Improvements. This is a budgeted item in FY 2017-18. b) A Project order to the Town's On Call Contract with Logan Simpson in an amount not to exceed \$68,797 for the archaeological monitoring during construction. This is a budgeted item in FY 2017-18.
  - P. Consideration and possible approval of Work Order #2 with Valley Rain Construction Corporation in an amount not to exceed \$178,937 for improvements to the Queen Creek Wash Trail at Ellsworth Road Bridge and authorize the necessary budget adjustments. (This is not a budgeted item).
  - Q. Consideration and possible approval of a professional services contract with Raftelis Financial Consultants in an amount not to exceed \$49,060 for a Best Practices Operational Assessment for Utility, Meter Reading and Utility Billing Operations and necessary budget adjustments.
  - R. Consideration and possible approval of a renewable one-year lease agreement with Lauri Lock for lease of premises located at 22249 S. Ellsworth Rd.
  - S. Consideration and possible approval to adopt the 2017 Water Master Plan Update.
  - T. Consideration and possible approval of the Town of Queen Creek 2018 Legislative Agenda.
- 5. Items for Discussion:** These items are for Council discussion only and no action will be taken. In general, no public comment will be taken. Depending on time remaining, the Council may carryover any agenda item listed prior to the scheduled recess to the reconvened meeting that begins at 7:00p.m.
- A. Presentation and discussion of the Town Center's dedicated 0.25% sales tax.  
Finance Director Scott McCarty presented an overview of the Town Center .25% sales tax program that was implemented in 2007 and generates approximately \$700K annually from 90 businesses within three major retail centers. Mr.

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McCarty added that there are about 40 other Town Center businesses that don't pay the additional sales tax. Mr. McCarty discussed the use of the tax revenue for infrastructure within the Town Center boundary, special events and programs to offset impact to smaller businesses.

Mr. McCarty presented several issues to consider:

- Town Center infrastructure
- Use a portion of the annual revenue to reduce debt service on Loop Rd
- Allocate a portion of the annual revenue to public safety (MCSO contract)

Council discussed using revenues for critical infrastructure and public safety and reducing funding for special events.

**B. Discussion on Town's Law Enforcement Strategies and Program overview.**

Town Manager John Kross reviewed the history of contracting with MCSO beginning in 1990 – with a ¼ beat at \$75K annually to the current \$6M annually with additional personnel, beats, and programs. He also gave a comparison of pre-2013 contracts to after 2013 contracts that focused more on accomplishments. Mr. Kross stated that working with consultant Rich Hendricks, accountability focus, directed patrol and other programs were established. The Town completed the CPSM and MCSO 5-year Strategic Plan (FY16-2021) with several recommendations already implemented.

Rich Hendricks, the Town's consultant, reported he had just completed being on-site with MCSO for two days. Mr. Hendricks explained that the public safety program is specific to Queen Creek's needs and requirements and that MCSO is fully engaged in achieving the expected outcomes.

Mr. Hendricks discussed the traffic issues and current results of the 2017 Traffic Initiative and directed patrol. He explained that using the resources to fullest capacity provided in the contract is important and that traffic can be managed with the existing contract if directed patrol and focus on the traffic triangle initiative is continued.

Council discussed overall public safety and budget.

**6. Recess – n/a**

**7. Pledge of Allegiance: Led by Mayor Barney**

**8. Invocation/Moment of Silence: Fire Chaplain Phillip Stowell**

**9. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**

**A. Recognition of Firefighter Dallas Pardo - Deployment to Guantanamo Bay**

Fire Chief Knight introduced FF/Paramedic Dallas Pardo, who is also a member of the Arizona Army National Guard 850<sup>th</sup> Battalion being deployed to Guantanamo Bay for one-year. Mr. Pardo's last shift at Station 3 is December 6, 2017 until his return. A video capturing Mr. Pardo's service was shown and he provided remarks afterward.

**B. Recognition of Town Attorney Fredda Bisman – Retirement**

Town Manager Kross recognized Ms. Bisman's time with the Town through many ups & downs, providing her expertise in land use, election and finance laws.

Mayor Barney presented Ms. Bisman with a retirement gift on behalf of the Council along with a Proclamation "Fredda Bisman Day".

**10. Public Comments:** Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a "Request to Speak Card", located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. There is a time limit of three (3) minutes for each speaker.

*None.*

**11. Committee Reports:**

**A. Council summary reports on meetings and/or conferences attended.** This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

*(See attached slide)*

**B. Committee and outside agency reports (only as scheduled)**

**1. Parks & Recreation Advisory Committee - November 14, 2017**

Committee Chair David Dobbs reported on the Committee discussions on the trail system and future development; Parks & Recreation Master Plan Update; impact fee update; and statistics of Trunk or Treat, Bacon, Blues & Brews and Vintage & Vino events.

- 12. Carryover Consent Agenda Items:** Any Consent Agenda item that was pulled for a separate discussion and vote will be heard at this time.

*None.*

- 13. Public Hearings Consent Agenda:** Prior to consideration of the Public Hearings Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.

*None.*

- 14. Public Hearings:** If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

- A. Public Hearing for Annexation P17-0144 "Ironwood Crossing", a proposed annexation of numerous parcels totaling approximately 1,485 acres, generally located between Germann and Ocotillo Roads; and Meridian Road and Ironwood Drive.

Development Services Director Chris Anaradian reviewed the request from Ironwood Crossing residents for annexation and an annexation timeline. Collecting signatures can begin on December 8, 2017, which is the end of the 30-day waiting period after the blank petition, map and legal description was filed with Pinal County (November 8, 2017).

The Public Hearing was opened.

Liz Johnson, Queen Creek Ranchos (San Tan Valley), stated her support of the annexation that could provide a future annexation path for her neighborhood.

Nancy Naylor, Co-Chair of Ironwood Crossing annexation committee spoke in support of the annexation, citing the neighborhoods inclusion in the Town's General Plan for past 10 years; future growth and prosperity of the area and value of the public safety services.

Beth Riley, Chair of Ironwood Crossing annexation committee spoke in support of the annexation, stating the majority of Ironwood Crossing residents also support annexation. She stated that the neighborhood approached the Town and comments regarding poaching and stealing were inaccurate.

Ms. Riley and Ms. Naylor thanked Town staff for their assistance and presented the Council with a photo of the Ironwood Crossing entry monument.

Comment cards were received from the following:

Dawn & Dwight Johanningsmeier, Ironwood Crossing – in favor  
Jauna Mazzocco, Ironwood Crossing – in favor  
Evelyn Rosciszewski, Ironwood Crossing – in favor  
Cindi & Mike Lembeck, Ironwood Crossing – in favor  
Judith Gaines, Ironwood Crossing – in favor  
Dave & Bev McCormick, San Tan Valley – in favor  
Jan & Jessica Tadlock, San Tan Valley – in favor

The Public Hearing was closed.

The meeting was recessed from 7:26 pm to 7:39 pm

- 15. Final Action:** If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

(Council Member Hoffman was present via telephone and this item was discussed prior to Executive Session)

- A. Discussion and possible adoption of Resolution 1174-17 providing for the sale of excise tax and state shared revenue obligations evidencing proportionate interests in installment payments pursuant to a purchase agreement; authorizing with respect thereto necessary agreements; delegating certain authority; approving an official statement and declaring an emergency.

Finance Director Scott McCarty presented an overview of the planned bond issue in the estimated amount of \$75M at 4% interest rate, with excise taxes pledged for repayment. Impact fees will also be used as a repayment source. The bond revenue will be used for transportation (\$65M); 2 fire stations (\$6M); and public safety building (\$4M).

Mr. McCarty provided additional information on funding transportation projects through the Town and developers and/or other governmental entities. He also stated that there will be no increases to taxes or fees and reviewed the early payoff provision.



There was some discussion on possibly widening Ellsworth Road north of Germann (City of Mesa) and increasing the bond amount to do so. Public Works Director Troy White responded that all options are being explored. Town Attorney Holcomb stated that discussion of additional road projects was not included on the agenda but the bond amount could be discussed.

Council discussed further exploring regional partnerships for transportation solutions and that there were several north/south road projects included in the 10-year transportation project list.

<b>MOTION:</b>	<b>To approve Resolution 1174-17 providing for the sale of excise tax and state shared revenue obligations evidencing proportionate interests in installment payments pursuant to a purchase agreement; authorizing with respect thereto necessary agreements; delegating certain authority; approving an official statement and declaring an emergency :</b>
<b>RESULT:</b>	<b>Approved unanimously 6-0</b>
<b>MOVER:</b>	<b>Council Member Wheatley</b>
<b>SECONDER:</b>	<b>Council Member Oliphant</b>
<b>AYES:</b>	<b>Barney, Wheatley, Brown, Oliphant, Hoffman, Turley</b>
<b>ABSENT:</b>	<b>Benning</b>

**16. Items for Discussion:** These items are for Council discussion only and no action will be taken. In general, no public comment will be taken. Any agenda items listed for discussion prior to the scheduled recesses and were postponed will also be discussed at this time.

Agenda Item 5B was discussed at this time.

**17. Motion to Adjourn to Executive Session** The Council may reconvene the Executive Session for any of the items listed on the Executive Session Agenda.

The Council reconvened to Executive Session at 8:14 p.m.

**18. Adjournment**

The Regular Session reconvened and adjourned at 9:25 p.m.

TOWN OF QUEEN CREEK

  
\_\_\_\_\_  
Gail Barney, Mayor

ATTEST:

  
\_\_\_\_\_  
Jennifer F. Robinson, Town Clerk

I, Jennifer F. Robinson , do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the December 6, 2017 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on January 17, 2018

# Council Committee Reports (1)

- East Valley Mayor's Luncheon- 11/2 (Barney)
- League Executive Committee Meeting- 11/3 (Barney)
- Tempe State of the City Address- 11/3 (Oliphant)
- Baskin Robbin's Re-Grand Opening Celebration- 11/4 (Hoffman, Oliphant, Turley, Wheatley)
- Gilbert Days Pony Express Mail Pick-Up- 11/4 (Barney, Benning, Oliphant, Turley, Wheatley)
- 360 Physical Therapy Ribbon Cutting- 11/7 (Turley)
- Valley Leadership Agritainment Tour- 11/9 (Barney, Oliphant)
- Boys and Girls Club Youth of the Year Competition- 11/10 (Barney, Benning)
- Veteran's Day Event at San Tan Memorial Gardens- 11/11 (Barney, Turley)
- MAG Regional Council Executive Committee Meeting- 11/13 (Barney)
- Parks and Recreation Advisory Committee Meeting- 11/14 (Benning, Wheatley)
- ASU Polytech Campus Update Meeting- 11/14 (Barney)
- Senior Program Thanksgiving Potluck- 11/15 (Barney, Brown, Oliphant, Wheatley)
- QCUSD Elementary School #6 Groundbreaking- 11/15 (Barney, Brown, Oliphant, Wheatley)



# Council Committee Reports (2)

- QC Pancake Breakfast- 11/18 (Barney, Brown, Benning, Turley, Oliphant and Wheatley)
- Phoenix Mesa Gateway Board Meeting- 11/21 (Barney)
- Sherriff Penzone Town Hall- 11/28 (Barney, Benning, Turley, Wheatley)
- Opioid Action Committee PSA Filming- 11/28 (Benning)
- EVP Transportation Committee Meeting- 11/29 (Benning)
- QCUSD Board Joint Meeting- 11/29 (Barney, Benning, Hoffman, Turley, Oliphant, Wheatley)
- Suicide Prevention Awareness Community Forum- 11/30 (Barney, Benning, Brown, Oliphant, Wheatley)
- Holiday Festival and Parade- 12/2 (Barney, Benning, Brown, Turley, Oliphant, Wheatley)
- Public Affairs/LDS Government Leaders Meeting- 12/4 (Barney)
- MAG Economic Development Committee- 12/5 (Barney)
- Regional Opioid Committee Meeting- 12/5 (Benning)
- MAG Regional Council Meeting- 12/6 (Barney)
- CAG Meeting- 12/6 (Benning)

