



Minutes
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
February 7, 2018
5:30 PM

1. **Call to Order:** The meeting was called to order at 5:42 pm.
2. **Roll Call:** (one or more members of the Council may participate by telephone)

Robin Benning	Council Member	Present
Jeff Brown	Council Member	Present
Jake Hoffman	Council Member	Present
Dawn Oliphant	Council Member	Present
Julia Wheatley	Council Member	Present
Emilena Turley	Vice Mayor	Present
Gail Barney	Mayor	Present

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

4. **Invocation/Moment of Silence:**

A moment of silence was held in honor of the men and women in uniform, especially MCSO and Queen Creek Fire & Medical who provide a safe place to live.

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

MOTION: To adjourn to Executive Session at 5:44 pm.

RESULT: Approved unanimously

MOVER: Council Member Hoffman

SECONDER: Council Member Wheatley

AYES: Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

- A. Discussion and consultation with the Town's attorney, the Town's representatives, and the Maricopa County Sheriff's Department representatives regarding public safety matters and protocols. A.R.S. 38-431.03(A)(2) & (3)

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- B. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives regarding development agreements with the following: P.R.I.; Amerco; Ironwood Crossing Shopping Center; and Box Canyon. A.R.S. 38-431.03(A)(3) & (4)
 - C. Discussion and consultation with the Town's representatives to consider the Town's position and instruct its representatives regarding acquisition of real property related to the southeast park; Creek View Ranches; and right-of-way at the northeast corner of Power and Via del Oro Roads. A.R.S. 38-431.03(A)(7)
 - D. 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)
 - E. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney representatives to consider the Town's position and instruct its representatives regarding an intergovernmental agreement with Maricopa County for the landfill. A.R.S. 38-431.03(A)(3) & (4)
6. **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 under #11).

Council Member Wheatley declared a conflict of interest and pulled Item U from the Consent Calendar for a separate vote.

MOTION:	To approve Consent Agenda Items A-T & V-X:
RESULT:	Approved unanimously
MOVER:	Council Member Benning
SECONDER:	Council Member Wheatley
AYES:	Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

MOTION:	To approve Consent Agenda Item U:
RESULT:	Approved 6-0
MOVER:	Council Member Oliphant
SECONDER:	Council Member Hoffman
AYES:	Barney, Benning, Brown, Oliphant, Turley, Hoffman
ABSTAIN:	Wheatley

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- A. Consideration and possible approval of the following minutes: December 20, 2017 Regular Session and January 17, 2018 Regular Session.
- B. Consideration and possible approval of Expenditures Over \$25,000. (Budgeted in FY17/18)
- C. Consideration and possible approval of the "Replat" of Queen Creek Fiesta, a request by Queen Creek Fiesta, LLC.
- D. Consideration and possible approval of a "Replat of Building C" for the Villages Office Suites 3rd Amendment Condominium Plat, a request by Pathfinder TRF B, LLC.
- E. Consideration and possible approval of the "Final Plat" of Church Farm Parcel G2, a request by William Lyon Homes Inc.
- F. Consideration and possible approval of the "Final Plat" of Amerco Commercial Center, a request by Amerco Real Estate Company.
- G. Consideration and possible approval of the "Map of Dedication" for Cherrywood Drive Phase 3, a request by William Lyon Homes Inc.
- H. Consideration and possible approval of the "Map of Dedication" for Meridian Road South, a request by William Lyon Homes Inc.
- I. Consideration and possible approval of Resolution 1177-18 Modifying Assessment No. 13.02.2.1.1.1.1 for Improvement District No. 001 of the Town of Queen Creek, Arizona.
- J. Consideration and possible approval of a purchase of fiber data link for Mansel Carter Oasis Park, Field Operations Facilities Complex, and existing well sites from Contractors West, Inc., through Maricopa County Contract #11096-C in the amount not to exceed \$123,861; and necessary budget adjustment.
- K. Consideration and possible approval of an on-call project order with Dibble Engineering in an amount not to exceed \$126,410 for Engineering Services for the design of the Empire Boulevard Water Main; and necessary budget adjustments.
- L. Consideration and possible approval of the purchase agreement with SD Crane (State Contract #ADSP017-174291) in an amount not to exceed \$48,339 for the construction of mezzanine and foundation refiguring of the Utilities Field Operation Facility Building Project MF005 (this is a budgeted item in FY 17-18).
- M. Consideration and possible approval of a First Amendment to the Professional Services Contract with CH2M Hill Engineers, Inc. for Conceptual Water Resource Strategy Development with an increase contract spending authority not to exceed \$100,000 (this is a budgeted item in FY 17-18).
- N. Consideration and possible approval of a First Amendment to On-Call Professional Services Contract with Kimley-Horn and Associates for roadway improvements and transportation planning and engineering for services on an as-needed basis.

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- O. Consideration and possible approval of a Project Order to the on-call contract with EPS Group in an amount not to exceed \$422,374 for engineering design of street, drainage, and utility related improvements for the Signal Butte and Queen Creek Road Intersection. (A1002, Phase 1). This is a budgeted item.
- P. Consideration and possible approval of a contract with the Union Pacific Railroad in an amount not to exceed \$1,423,942 for the Riggs Road from Crismon to Meridian Roads project. This is a budgeted item. (Project # A0510).
- Q. Consideration and possible approval of a Development Agreement with Ellsworth & Queen Creek, LLC for improvements to Ellsworth and Queen Creek Roads Improvements – Phase 2 Capital Improvement Project (CIP Project I0010).
- R. Consideration and possible approval of the pre-annexation development agreement with Fulton Homes to facilitate annexation and continuing development of approximately 601 residential lots located within the Ironwood Crossing Master Planned Community within the Town's planning area and adjacent to the Town limits.
- S. Consideration and possible approval of the pre-annexation and development agreement between the Town and CBDG Ironwood LLC to facilitate annexation and continuing development of approximately 19 acres generally located at the northwest corner of Ironwood Road and Ocotillo Road.
- T. Consideration and possible approval of the pre-annexation and development agreement between the Town and Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints to facilitate annexation and development of approximately 530 acres generally located at the northwest corner of Ironwood and Pima Roads, to provide for and ensure orderly and quality growth in the Town consistent with the Town's General Plan.
- U. Consideration and possible approval of the First Amendment to the Pre-Annexation and Development Agreement dated May 19, 2017 with AMERCO Real Estate Company for the development of approximately 35 acres located at the southeast corner of Empire and Ellsworth Roads.
- V. Consideration and possible approval of a contract amendment and Guaranteed Maximum Price (GMP) to a Construction Manager at Risk (CMAR) Services Contract with Hunter Contracting Company, Inc. in an amount not to exceed \$5,117,239 for Ellsworth Road and Queen Creek Road Intersection Improvements - Phase 2,(CIP I0010), and Queen Creek-Ellsworth to Signal Butte (CIP A1002) and the necessary budget adjustments.
- W. Consideration and possible approval of a Special Event Liquor License for the Arizona Horseman's Challenge at Horseshoe Park and Equestrian Centre May 11-13, 2018.
- X. Consideration and possible approval of a Special Event Liquor License for Roots N Boots Queen Creek at Horseshoe Park and Equestrian Centre March 15-18, 2018.

7. **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 discussion agenda item to #15.

- A. Presentation by Maricopa County Recorder Adrian Fontes and Election staff on upcoming elections; vote/ballot centers and ballot-by-mail elections.

Maricopa County Recorder Adrian Fontes, introduced Maricopa County Elections Director Rey Valenzuela and Pinal County Elections Director Michele Forney.

Mr. Fontes discussed the Town's upcoming all mail ballot election in May. Ballot Centers with ballot drop-off and replacement will be available for extended times prior to Election Day. Mr. Fontes explained how the Sitebook technology works for a voter to check in and print a ballot specific for that voter. He also discussed the security of ballot by mail elections that uses signature verification rather than photo ID and the reduced costs for overhead and staffing with ballot by mail elections.

Mr. Fontes reviewed important dates regarding voter registration; dates to mail ballots; and options for election day voting. Public outreach programs, events and communication were highlighted. He also noted that there is a bill in the Legislature that would allow ballot by mail elections for counties as well.

Council asked for the status of precinct updates. Mr. Fontes responded that they occur after a general election and the new precinct maps were approved by the Board of Supervisors in December 2017.

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

- A. Proclamation - Roots N' Boots Week – Mayor Barney read the proclamation and presented it members of the Roots N' Boots Royalty.
- B. Proclamation - Go Red For Women Month – Council Member Oliphant read the proclamation and presented it to Stacy and Daniel Johnson, Go Red Volunteers.
- C. Recognition of Dereck Guenther, Horseshoe Park & Equestrian Centre employee for his deployment to the Middle East.

Economic Development Director Doreen Cott introduced Dereck Guenther and a short video highlighting his work at Horseshoe Park and service in the military.

- D. Eagle Scout Recognition - Jayden Clement was recognized for his project involving 29 volunteers who cleaned and repainted 60 fire hydrants.

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E. Eagle Scout Recognition - Danny Farar was recognized for his project involving 36 volunteers who repaired and installed new irrigation lines, decomposed granite and planted shrubs and tree at a well site.

F. Presentation by Boys & Girls Club Youth of the Year - Tyler Ruof

Boys and Girls Club Director Tyler Bellman explained the Youth of the Year program and introduced Tyler Ruof, who was selected to represent the Queen Creek Boys & Girls Club. Tyler presented his speech that he will use in the March competition.

9. **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 Community 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.

10. 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. Economic Development Commission - January 24, 2018

Vice Mayor Turley provided a summary of the presentations given by Shea Joachim, Business Development Director for Phoenix-Mesa Gateway Airport regarding economic development impacts of the airport and the new Unified Cargo Processing Program; and by Kate Borders, Executive Director for Downtown Tempe Authority and Vice Chair of International Downtown Association regarding brand marketing and creative space making.

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

None.

- 12. 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.

MOTION: To approve the Public Hearing Consent Agenda:
RESULT: Approved unanimously
MOVER: Council Member Benning
SECONDER: Council Member Wheatley
AYES: Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

- A. Public Hearing and possible approval of Ordinance 655-18 (Case P18-0005) "Small Cell Wireless", a staff-initiated request to amend Section 6.9 of the Zoning Ordinance, "Wireless Communications", including new provisions related to small wireless facilities; and, an amendment to Town Code Chapter 16 "Utilities" including new provisions related to small wireless facilities and rates and fees for the use of the public right-of-way and Town structures.

- 13. 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.

None.

- 14. 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.

None.

- 15. 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 under #7 and were postponed may also be discussed at this time.

None.

- 16. 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 7:18 pm.

17. Adjournment

The Regular Session reconvened and adjourned at 9:33 pm.

TOWN OF QUEEN CREEK



Gail Barney, Mayor

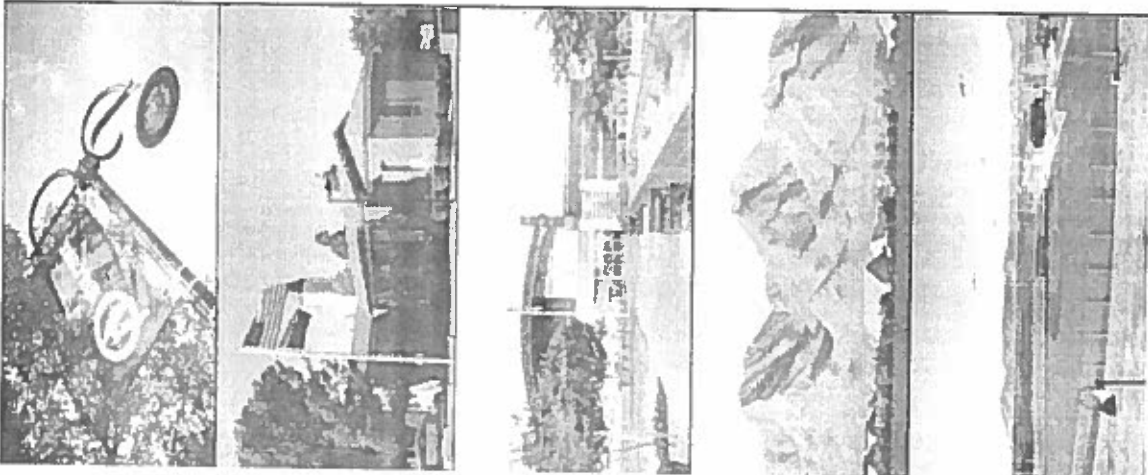
ATTEST:



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 February 7, 2018 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 March 7, 2018



Council Committee Reports (1)

- QUCUSD Spelling Bee- 1/18 (Brown)
- Meetings with Town staff- 1/16 and 1/30 (Hoffman)
- Roots N' Boots Coronation Ceremony- 1/20 (Barney, Benning)
- Meet and Greet with Dignity Health- 1/22 (Barney)
- MAG Regional Council Meeting- 1/22 (Barney)
- Governor Ducey's Opioid Press Conference- 1/22 (Benning)
- Legislative Breakfast at House of Representatives- 1/23 (Wheatley)
- Gilbert State of the Town- 1/23 (Barney, Brown)
- Economic Development Commission Meeting- 1/24 (Turley)
- Quarterly Update with Supervisor Goodman- 1/24 (Barney, Benning)
- Joint EVP Transportation and Aviation Meeting- 1/25 (Barney, Brown)
- Pinal Partnership Breakfast- 1/26 (Benning)
- QCFMD 10 Year Anniversary Event- 1/27 (Barney, Brown, Oliphant, Turley, Wheatley)
- QUCUSD Business Partner Breakfast- 1/30 (Turley)
- SR24 Stakeholder Meeting- 1/30 (Barney)
- CUSD Annual Report Presentation- 1/31 (Turley)
- MAG Regional Council Meeting- 1/31 (Barney)
- Queen Creek Elementary Family Reading Night- 1/31 (Brown, Wheatley)
- CAG Meeting- 1/31 (Benning)
- Mock Council Meetings for 7th Grade Career Day at Newell Barney- 1/31 (Oliphant)
- GPEC Mayors and Supervisors- 2/1 (Turley)
- EVP Board Meeting- 2/1 (Wheatley)
- ACMA Conference- 2/1 to 2/3 (Barney)
- Mesa's State of the City Address- 2/6 (Barney)
- MAG Economic Development Committee Meeting- 2/6 (Barney)
- QUCUSD Board Meeting- 2/6 (Brown, Turley)