



Minutes
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
March 7, 2018
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)

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

3. **Pledge of Allegiance:** Led by Mayor Barney
4. **Invocation/Moment of Silence:** A moment of silence was held for first responders especially those who ensure the safety of our community, especially Queen Creek Fire & Medical and Maricopa County Sheriff's Office Deputies.
5. **Motion to Adjourn into Executive Session (to be held in the Ironwood Conference Room in the Community Chambers Building) for the following purposes):**

MOVER:	Vice Mayor Turley
SECOND:	Council Member Hoffman
RESULT:	Approved unanimously
AYES:	Barney, Wheatley, Benning, Brown, Turley, Hoffman
ABSENT:	Oliphant

- A. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives regarding a proposed right-of-way abandonment on Appleby Road, east of Sossaman Road. A.R.S. 38-431.03(A)(7)
- B. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives regarding a transfer of real property (portion of Parcel 304-90-012G) to Chandler Unified School District. A.R.S. 38-431.03(A)(7)

**Minutes for the Regular Session
Queen Creek Town Council
March 7, 2018
Page 2**

- C. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives to consider the Town's position and instruct its representatives regarding the sale or lease of Town-owned property at the northwest corner of Maya and Ellsworth 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 representatives to consider the Town's position and instruct its representatives regarding possible intergovernmental agreements with Maricopa County and Pinal County for library services to Pinal County residents. A.R.S. 38-431.03(A)(3) & (4)

The Regular Session reconvened at 6:55 p.m.

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).

Items P was pulled for separate vote & Item Q was moved to Carryover Consent.

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

The Council welcomed Ironwood Crossing into the Town, with the annexation effective in 30 days.

MOTION:	To approve Consent Agenda Item P:
RESULT:	Approved 4-2
MOVER:	Council Member Benning
SECONDER:	Council Member Brown
AYES:	Barney, Wheatley, Benning, Brown
NAYES:	Hoffman, Turley
ABSENT:	Oliphant

Minutes for the Regular Session
Queen Creek Town Council
March 7, 2018
Page 3

- A. Consideration and possible approval of the following minutes: February 7, 2018 Regular Session and February 21, 2018 Regular Session.
- B. Consideration and possible approval of the appointment of Lea Spall to the Planning and Zoning Commission.
- C. Consideration and possible approval of the appointment of Linda Moyer to the Board of Adjustment.
- D. Consideration and possible approval of the "Final Plat" of Sonoqui Creek Village, a request by Toll Brothers AZ Construction Company.
- E. Consideration and possible approval of the "Map of Dedication" for Power Road, a request by Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints.
- F. Consideration and possible approval of the "Map of Dedication" for 220th Street, a request by QCBPE Residential Land LLC.
- G. Consideration and possible approval of a power distribution easement to be granted to Salt River Project at Mansel Carter Oasis Park.
- H. Consideration and possible approval of the purchase of multi-band portable radios in the amount of \$116,815 with Creative Communications through the State of Arizona Contract #ADSPO13-036880 and the necessary budget adjustments.
- I. Consideration and possible Approval of a Project Order No. 002 to the Master On-Call Professional Services Contract # 2017-043 with Stanley Consultants Inc., in an amount not to exceed \$74,655 for engineering design services to repair erosion damage at Sossaman and Sonoqui Wash and the necessary budget adjustments.
- J. Consideration and possible approval of a Project Order to the on-call contract with T.Y. Lin International in an amount not to exceed \$67,039 for post-design phase services and engineering design modifications to previously prepared plans for the Ellsworth Road and Queen Creek Road Intersection and necessary budget adjustments. (CIP No. I0010, Phase 2).
- K. Consideration and possible approval of an agreement between Union Pacific Railroad and the Town of Queen Creek in the amount not to exceed \$30,000 for preliminary engineering services associated with the existing Alliance Lumber Spur Track crossing that is part of the Rittenhouse Road project limits between 213th Street to Riggs Road.(Project # A0306) (FY18 budgeted item).
- L. Consideration and possible approval of an Intergovernmental Agreement with Maricopa County for construction, construction management, and operation and maintenance of the Landfill Park. (FY18/19 budgeted item).

Minutes for the Regular Session
Queen Creek Town Council
March 7, 2018
Page 4

- M. Consideration and possible approval of an Intergovernmental Agreement with Maricopa County for improvements to the Rittenhouse Road Bridge at the Queen Creek Wash in an amount not to exceed \$2,627,000. (FY18/19 budgeted item)
- N. Consideration and possible approval of an Intergovernmental Agreement with Maricopa County for design, construction, operation and maintenance of a traffic signal at Crismon Road and Germann Road intersection (Project A0702). (FY18/19 budgeted item)
- O. Consideration and possible approval of Resolution 1181-18 of the Mayor and Common Council of the Town of Queen Creek, Arizona, authorizing the purchase agreement with Michael Nebi and Julie Gonul Nebi, in an amount not to exceed \$46,500 (including closing and other associated costs) for property located on Power Road at Via Del Oro and lying north of Chandler Heights Road (also known as portions of Assessor's Parcel Numbers 304-68-021K and 304-68-021L) for the Power Road – Ocotillo Road to Brooks Farm Road project (A1403).(FY18 budgeted item)
- P. Consideration and possible approval of Resolution 1187-18 and the First Amendment to the Pre-Annexation Development Agreement between the Town and Banner Health accommodating third-party contractors doing work on behalf of Banner.
- Q. Consideration and possible approval of Resolutions 1190-18, 1191-18, 1192-18, 1193-18, 1194-18, 1195-18, 1196-18, 1197-18, 1198-19, 1199-18, 1200-18, 1201-18, 1202-18 and 1203-18 in support and sponsorship of grant applications for funding to support domestic violence homicide legal support services.
- R. Consideration and possible approval of an Agreement between Maricopa Association of Governments and the Town of Queen Creek for the Queen Creek Bicycle/Pedestrian Plan. (FY18 budgeted item)
- S. Consideration and possible approval of Ordinance 657-18, (Case P17-0144) "Ironwood Crossing Annexation", a proposed annexation of numerous parcels totaling approximately 1,485 acres, generally located between Germann and Ocotillo Roads; and Meridian Road and Ironwood Drive (Road).
- T. Consideration and possible approval of Resolution 1182-18 of the Mayor and Common Council of the Town of Queen Creek, Arizona, authorizing the transfer of a portion of excess parcel known as Assessor Parcel 304-90-012G to the Chandler Unified School District via Special Warranty Deed. The property is located south of Cloud Road and goes south to Ivy Road just east of the Chandler Unified School District Casteel High School.
- U. Consideration and possible approval of a Utility Line Easement with Dale A. Bell and Marylee Bell in an amount not to exceed \$48,815 (Project WW062). (FY18 budgeted item)

Mayor Barney declared a conflict on the following item and turned the meeting over to Vice Mayor Turley.

Minutes for the Regular Session
Queen Creek Town Council
March 7, 2018
Page 5

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 and discussion regarding the status of updating impact and capacity fees.

Finance Director Scott McCarty presented an update on the five impact fees that have gone through the Focus Group.

1) Transportation: \$2,350 (single family residential) – issues considered in the Focus Group included the 10-year transportation project list, Infrastructure Improvement Plan, developer contributions, non-growth vs. growth costs.

2) Fire: \$1128 (single family residential)

3) Public Safety: \$329 (single family residential) – it was noted that infrastructure is 100% complete and the impact fee would pay existing debt for the public safety building.

4) Library: \$123 (single family residential) – it was noted that the facility is 100% complete and the impact fee would pay existing debt on the facility.

5) Town Facilities: \$27 (single family residential) – it was noted that facilities are 100% complete and impact fee would pay existing debt on facilities and impact fees can no longer be used for new facilities.

Alisa Lyons, representing Valley Alliance and a member of the Focus Group, commented on the review process and thanked Council & staff for looking at each fee in-depth and believes the end result will be amenable to both the Town and stakeholders.

Jackson Moll, representing Homebuilders Association of Central Arizona, stated the review process is necessary and is very supportive of the presentation. He said he was looking forward to continuing the review process with Parks and Water & Wastewater fees.

Mr. McCarty continued his presentation, discussing the LOS (level of service) and funding sources. He explained that the impact fee is the only dedicated revenue source for parks and state laws restrict what the fee can be used for. He also explained that the HOA's, private organizations, and schools, etc., also provide amenities and the Town's LOS only applies to those amenities provided by the Town. He reviewed the existing improved park acreage (89 of 350 acres) and three LOS scenarios and improvement costs (excluding trails) as well as the estimated impact fee for each (including trails):

- A) PRAC recommended Master Plan: 360 acres/LOS 51 - \$121M: \$3,000
B) Improve owned 261 acres/LOS 40 - \$68M: \$3,000

C) Improve QC Sports Complex: 91 acres/LOS 21 - \$29M: \$1,500

Mr. McCarty presented several financing options to consider which are similar to how transportation is funded. He also highlighted the Focus Group discussions regarding open space requirement and subdivision amenities.

Council discussed achieving the various levels of service; developing the land the Town currently owns; public participation in the Parks Master Plan Update process; and balancing non-growth costs vs. growth costs.

David Dobbs, PRAC Chair, commented that it is important to maintain the goal of LOS 51, allowing residents to be able to stay in Town by providing parks/recreation facilities they want. He added that the PRAC focuses on parks & recreation needs.

Council continued discussing the pros & cons of each option, including flexibility for improvements, level of service, competing priorities (i.e. transportation), and the completion of the Master Plan Update. Mr. McCarty commented that the Focus Group & PRAC will continue to work through the draft masterplan and updated fees considering option "B".

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

A. Recognition of Tyler Ruof - Boys and Girls Club of the East Valley Youth of the Year

Tyler won the East Valley Boys and Girls Club Youth of the Year Award on March 2, 2018 after competing against 9 other youth. He will move on to the State competition at the end of March.

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

**Minutes for the Regular Session
Queen Creek Town Council
March 7, 2018
Page 7**

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 reports.

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

A. Transportation Advisory Committee - February 8, 2018

Council Member Brown reported on the Committee's discussion 2018 General Plan and upcoming election; update on Capital Improvement Program; and a Bike & Pedestrian Master Plan.

B. Parks & Recreation Advisory Committee - February 13 & 27, 2018

PRAC Chair David Dobbs reported on the February 13 presentation on the draft Parks & Recreation Master Plan Update and close-out report from San Tan Youth Football League; at the February 27 meeting the Committee finalized the draft Parks & Recreation Master Plan Update and recommended it to the Town Council.

C. Economic Development Commission - February 28, 2018

Vice Mayor Turley reported on the presentations from Phoenix East Valley Partnership CEO John Lewis on the organizations activities and Ryan Duncan with Nathan & Associates on real estate trends. The members also had a tour of the new Gangplank QC facility.

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

Q. Consideration and possible approval of Resolutions 1190-18, 1191-18, 1192-18, 1193-18, 1194-18, 1195-18, 1196-18, 1197-18, 1198-19, 1199-18, 1200-18, 1201-18, 1202-18 and 1203-18 in support and sponsorship of grant applications for funding to support domestic violence homicide legal support services.

There was discussion on the program and applications the resolutions would support and the possible effect on the Town's ability to obtain grant funding through the same Tribal entities. There was discussion on using the Town's non-profit funding budget process for funding support.

MOTION:	To approve Resolutions 1190-18 through 1203-18:
RESULT:	Failed 3-3
MOVER:	Vice Mayor Turley
SECONDER:	Council Member Hoffman
AYES:	Barney, Turley, Hoffman
NAYS:	Wheatley, Benning, Brown
ABSENT:	Oliphant

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.

- A. Public hearing for annexation Case P18-0014 "J Curve Annexation", a proposed annexation of Pinal County parcels totaling approximately 23 acres, generally located at the southwest corner of Empire Boulevard and Ellsworth Avenue.

(There were no cards submitted to speak)

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.

- A. Consideration and possible approval of the partnership with Banner Ironwood Medical Center (Banner) in which Banner will provide \$130,000 to increase the scope of the Mansel Carter Oasis Park project to improve play inclusiveness for users of all abilities.

Recreation Superintendent Adam Robinson gave a presentation that explained what inclusive play is and how the partnership with Banner Ironwood Medical Center would provide the playground equipment and design. Mr. Robinson addressed questions regarding the design of the play area and the poured rubber surface material.

**Minutes for the Regular Session
Queen Creek Town Council
March 7, 2018
Page 9**

Banner Ironwood CEO Sharon Lind, stated that Banner Ironwood was happy to provide the community with a safe and fun place at the park. In presenting the Town with a “check”, she also recognized the medical doctors group at Banner Ironwood for contributing 50% of the \$130,000.

MOTION:	To approve a partnership with Banner Ironwood Medical Center (Banner) in which Banner will provide \$130,000 to increase the scope of the Mansel Carter Oasis Park project to improve play inclusiveness for users of all abilities:
RESULT:	Approved unanimously
MOVER:	Council Member Benning
SECONDER:	Council Member Wheatley
AYES:	Barney, Wheatley, Benning, Brown, Turley, Hoffman
ABSENT:	Oliphant

- B. Consideration and possible approval of Amendment No. 3 to the Agreement between the Town of Queen Creek and Haydon Building Corp. for Construction Manager At Risk Services for the Mansel Carter Oasis Park (previously known as West Park) Project for Guaranteed Maximum Price (GMP) #3 in the amount of \$130,000 for playground surfacing improvements and the necessary budget adjustments.

MOTION:	To approve Amendment No. 3 to the Agreement between the Town of Queen Creek and Haydon Building Corp:
RESULT:	Approved unanimously
MOVER:	Council Member Benning
SECONDER:	Council Member Wheatley
AYES:	Barney, Wheatley, Benning, Brown, Turley, Hoffman
ABSENT:	Oliphant

- C. Consideration and possible approval of Resolution 1179-18 accepting the Town’s Fiscal Year 2016-17 financial statements and audit reports.

Sandy Cronstrom, with CliftonLarsonAllen, LLP (the Town’s auditor), discussed the audit process and reviewed the CAFR and audit report findings.

Finance Director Scott McCarty discussed how the findings were addressed.

MOTION:	To approve Resolution 1179-18:
RESULT:	Approved unanimously
MOVER:	Council Member Wheatley
SECONDER:	Vice Mayor Turley
AYES:	Barney, Wheatley, Benning, Brown, Turley, Hoffman
ABSENT:	Oliphant

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.

A. Presentation and update by Dr. Roen, Vice Provost of ASU Polytechnic Campus, on the ASU Research Park at the Polytechnic Campus.

Dr. Roen discussed the ASU Polytechnic Campus Research Park and the Innovation District/Nexus City project and integration of the assets around Phoenix-Mesa Gateway Airport.

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.

None.

17. Adjournment

The meeting adjourned at 9:37 p.m.

TOWN OF QUEEN CREEK

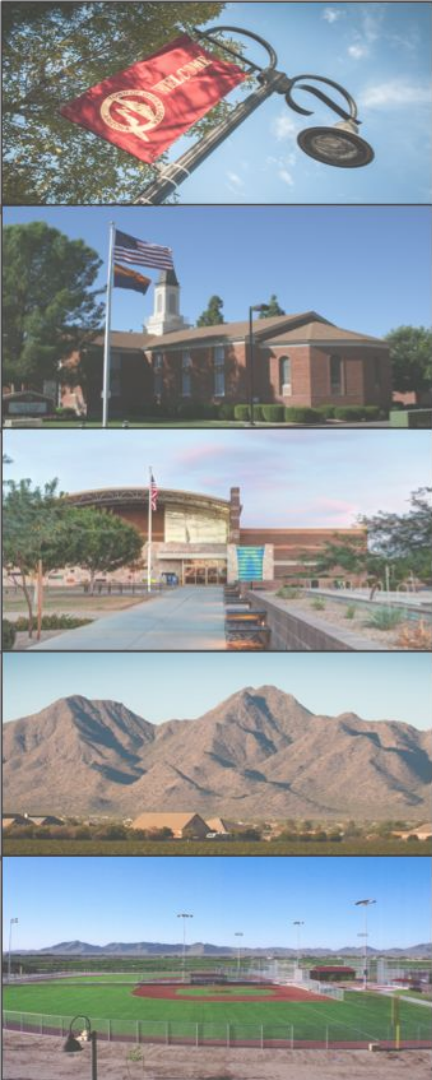
Gail Barney, Mayor

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 March 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 May 16, 2018



Council Committee Reports (1)

- 2/7 - Star Student Program – Elementary (Barney, Benning, Brown, Turley, Wheatley)
- 2/8 – Transportation Advisory Committee Meeting (Brown)
- 2/8 – Hack Night at Gangplank (Wheatley)
- 2/9 – League Executive Committee Meeting (Barney)
- 2/13 - Earnhardt’s Dealership Groundbreaking Ceremony (Barney, Brown, Turley)
- 2/13 – Chandler State of the City Address (Barney)
- 2/13 – PRAC Meeting (Benning, Wheatley)
- 2/14 - Groundbreaking Ceremony / Ellsworth & Queen Creek Improvements (Barney, Brown, Oliphant, Turley, Wheatley)
- 2/15 - Resiliency Building & Coping Skills Community Forum (Barney, Benning, Brown, Oliphant, Wheatley)
- 2/15 – Chamber Mixer (Wheatley)
- 2/17 – MCSO Coffee with a Cop (Barney)
- 2/20 – Phoenix-Mesa Gateway Board Meeting (Barney)
- 2/20 – MAG Regional Council Executive Committee (Barney)
- 2/21 - Pinal Alliance 2018 Annual Luncheon (Barney)
- 2/22 - CAG/SCMPO Legislative Day (Benning)
- 2/22 – Gangplank Grand Re-Opening/Ribbon Cutting (Oliphant, Wheatley)
- 2/23 & 2/24 - Town Council Strategic Planning Session (Barney, Benning, Brown, Hoffman, Oliphant, Turley, Wheatley)
- 2/26 - Project Kickoff Meeting for the Pinal County Joint Land Use Study (Barney)
- 2/26 – Regional Opioid Committee Meeting (Benning)
- 2/28 – Agenda Review Meeting with Town Manager (Hoffman, Turley)
- 2/28 – Meeting with Incorporation Committee Members & Supervisor Goodman (Barney, Brown, Turley)
- 2/28 – PRTA Board Meeting (Benning)
- 3/1 – East Valley Mayor’s Luncheon (Barney)
- 3/1 – BREA Award Dinner (Barney)
- 3/1 – EVP Board Meeting (Wheatley)
- 3/2 – Read Across America with Supervisor Barney at the Queen Creek Library (Barney)
- 3/2 – V’s Barbershop Ribbon Cutting (Oliphant)
- 3/2 - Boys & Girls Club (Youth of the Year) Blue Carpet Awards Banquet (Benning, Wheatley)

Council Committee Reports (2)

- 3/3 – QC Block Party (Barney, Benning, Brown, Oliphant, Wheatley)
- 3/6 - Schnepf Farms: Glamping Trailer Tour (Barney, Turley, Wheatley)
- 3/6 – Queen Creek Unified School District Board Meeting (Turley)
- 3/7 – East Valley Mayor’s Prayer Breakfast (Barney, Benning, Hoffman, Turley, Wheatley)

