



**Regular and Possible Executive Session
and
Special Session
Queen Creek Town Council**
Community Chambers, 20727 E. Civic Parkway
April 18, 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)

Robin Benning	Council Member	Present
Jeff Brown	Council Member	Present
Jake Hoffman	Council Member	Present via telephone
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.
5. **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 regarding a possible public/private partnership for the Queen Creek Sports Complex (East Park). A.R.S. 38-431.03(A)(3) & (4)
 - B. 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 an intergovernmental agreement with the City of Mesa and Town of Gilbert for the Greenfield Water Reclamation Plant. 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 regarding a possible development agreement with HD Management. A.R.S. 38-431.03(A)(3) & (4)

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- E. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorneys to consider the Town's position and instruct its attorneys regarding pending lawsuit - Johnson Utilities vs. Town of Queen Creek. A.R.S. 38-431.03(A)(3) & (4)
- F. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives regarding the Arizona Corporation Commission actions related to Johnson Utilities. A.R.S. 38-431.03(A)(3) & (4)

MOTION: To adjourn to Executive Session at 5:31 p.m:
RESULT: Approved unanimously
MOVER: Council Member Benning
SECONDER: Council Member Wheatley

The Regular Session reconvened at 6:54 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).

MOTION: To approve the Consent Agenda as presented:
RESULT: Approved unanimously
MOVER: Vice Mayor Turley
SECONDER: Council Member Oliphant
AYES: Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

- A. Consideration and Possible Approval of Expenditures Over \$25,000. (FY 18 Budgeted Item)
 - 1. ICM Document Solutions - document scanning services: \$33,000
 - 2. Events by Image - broadcasting/filming services: \$55,000
 - 3. Kelco - valve installation: \$92,646
 - 4. Southwest Waterworks - well maintenance services: \$670,000
 - 5. Phoenix Pumps - utility pumps: \$50,000
 - 6. Instrumentation and Controls - well equipment: \$42,725
 - 7. Dana Kepner - meters & accessories: \$200,000
- B. Consideration and possible approval of the Special Event Liquor License for Vintage & Vino to be held at Horseshoe Park and Equestrian Centre on May 18 and 19, 2018.
- C. Consideration and possible approval of a five-year contract with Daikin Applied Americans Inc. in an amount not to exceed \$81,580 for chiller maintenance at the Municipal Services Building and the Library facility. (FY 2018/19 budgeted item)

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- D. Consideration and possible approval of a Professional Services Contract with Atek Engineering Consultants, LLC, in an amount not to exceed \$149,300 for the Quality Assurance Material Testing associated with the Riggs Road Improvements, Crismon Road to Meridian Road, (CIP A0510, A0306, WA067/WA156, and WW060) and the necessary budget adjustments.
- E. Consideration and possible approval of a Cooperative Purchase Agreement through the City of Peoria with B&F Contracting and two Job Orders for the construction of the Sossaman Water Main (WA027) and the Signal Butte Road Water Main and Irrigation Pipe (WA158) in a total amount not to exceed \$597,999; and the necessary budget adjustments.
- F. Consideration and possible approval of the Fifth Amendment to the Town's agreement with Right Away Disposal (RAD) for Residential Waste Services, Town Facility Services, Neighborhood Recycling Drop-Off Site Services, Special Events Services and Self-Haul Services, extending the term for one year, from July 1, 2018 through June 30, 2019, and making minor changes as reflected in the Amendment, not to exceed \$1,800,000. (FY18/19 budgeted item)
- G. Consideration and possible approval of a power distribution easement to be granted to Salt River Project (SRP) at Sonoqui Wash from Ellsworth Road to Crismon Road for the offered price of \$20,524 to be paid by SRP for the Sonoqui Wash Phase IIB Project (A0510).
- H. Consideration and possible approval of an Intergovernmental Agreement with the City of Mesa and the Town of Gilbert for the operation and expansion of the Greenfield Water Reclamation Plant, a letter of intent establishing a framework for additional IGA language regarding allowable uses of the Greenfield Water Reclamation Plant buffer areas, and approval for the Mayor to sign said documents with minor changes as approved by the parties.
- I. Consideration and possible approval of Resolution 1212-18 of the Mayor and Common Council of the Town of Queen Creek, Arizona, authorizing a purchase agreement with Union Pacific Railroad (formerly known as Southern Pacific Railroad), in the amount not to exceed \$475,000 (including closing and other associated costs) for property located on Rittenhouse Road north of Riggs Road (also known as Assessor's Parcel Number 304-92-970) for the Rittenhouse Road – Village Loop Road to Alliance Lumber project. (CIP project # A0306) and the necessary budget adjustments.
- J. Consideration and possible approval of Resolution 1215-18 of the Mayor and Common Council of the Town of Queen Creek, Arizona, authorizing the purchase agreement with Hugo Villar and Silvia Rodriguez, in the amount not to exceed \$39,000 (including closing and other associated costs) for property located at Sossaman Road and Appleby Road, also known as a portion of Assessor's Parcel Numbers 304-68-003F for the Mansel Carter Oasis Park/Sossaman Road (Project # A1803). (FY 17/18 budgeted item)

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 agenda item listed prior to the scheduled recess to the reconvened meeting that begins at 7:00p.m.

- A. Presentation and discussion on recommendations regarding best practices review and related utility customer service organizational structure.

Finance Director Scott McCarty provided an overview of the Raftelis Study results and recommendations:

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- Improve customer service/implement new software
- Improve internal controls & processes
- Create capacity for growth/additional positions in Utilities

Tom Arn, with Raftelis, provided more detail on the study results, customer service and operations.

B. Presentation on the importance of north/south roadway connections to State Route 24.

Public Works Director Troy White discussed the focus of on key access points to the future SR24 - Ellsworth Road and Signal Butte Road (City of Mesa) and Meridian Road improvements (Pinal County). Mr. White pointed out these roads would provide that access to both Town residents as well as San Tan Valley residents. He also explained that since the Union Pacific Railroad cuts through the Town, and for every new railroad crossing, UPRR requires two be abandoned. Mr. White reviewed traffic counts and the timing of SR24 construction and opening.

Council asked how much the roadway improvements would cost. Mr. White responded that Ellsworth – Germann to SR24 is estimated at \$7-10M (within the City of Mesa) and Signal Butte – Germann to Pecos is estimated at \$6M (within City of Mesa) and Meridian Road is estimated at \$10-12M.

C. Presentation and discussion regarding financing the proposed Parks and Recreation Master Plan.

Finance Director Scott McCarty provided information on the status of the draft Parks and Recreation Master Plan and the draft impact fee calculation. The draft Master Plan provides for the ultimate level of service (LOS) of 51 acres, of which 40 acres are funded in the Master Plan. He noted that the current LOS is 21 acres. Mr. McCarty reported that 261 acres of park improvements within six sites in addition to nine new miles of trail are included. The total cost for the improvements included in the Master Plan (parks and trails) is \$94M with \$38M funded through impact fees and \$56M from Town general funds.

Mr. McCarty reviewed the updated proposed impact fee of \$3,022. This is reduced from the current fee of \$3,681 for single family residential. Mr. McCarty reviewed the draft impact fee for all categories also.

Council discussed additional revenue streams for funding park improvements; prioritizing park and road improvements; and citizen survey results. The process for developing the Parks and Recreation Master Plan was also discussed. This process included multiple surveys, public workshops and focus group meetings with various stakeholder groups.

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Clarification was provided that no tax is proposed for funding the Master Plan and that funding is coming from new growth, not current residents; also that the parks impact fee can only be used on parks.

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

- A. Recognition of Queen Creek resident Christopher Whitmeyer for receiving the AZ Central 18 Under 18 designation.

Mayor Barney explained what the 18 Under 18 program criteria was and presented Christopher with a certificate of recognition for his achievements.

- B. Proclamation - Week of the Young Child – read by Mayor Barney and presented to Shiloh Murillo of First Things First Southeast Maricopa Regional Council.

- 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.

Nancie Naylor & Beth Riley, Queen Creek, thanked the Town Council for the recent annexation of Ironwood Crossing and the recent activities provided by MCSO & the Town for the community. Ms. Naylor & Ms. Riley presented the Council with a plaque.

Beverly McCormick, Queen Creek, stated she was very happy to be a part of the Town of Queen Creek.

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)

- A. Parks & Recreation Advisory Committee - April 10, 2018

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Council Member Wheatley reported on the AZ Soccer Club closeout report and updates on the May 15th General Plan Election and Parks and Recreation Master Plan.

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.

None.

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.

1. Public Hearing and possible action on Case P17-0149 "West Park Estates", a request from Sean Lake, Pew and Lake, to rezone from R1-43 to R1-7, R1-12 and R1-18/Planned Area Development (PAD) for 120 lots on approximately 51 acres located at the northeast and northwest corners of the 196th Street alignment and Ocotillo Road. A continuance to May 2, 2018 is requested.

Development Services Director Chris Anaradian gave an overview of the project.

Sean Lake, Pew & Lake, representing the applicant, addressed some comments about the proposed project:

- A. The project proposes a 2.3 DUA – consistent with the current General Plan
- B. 20 homes per acre is not acceptable – a development must be compatible and provide buffers to existing developments
- C. The applicant has been working on the project for two years and after each neighborhood meeting has revised or redesigned the plans.

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MOTION: To continue Case P17-0149 “West Park Estates” to May 2, 2018:
RESULT: Approved unanimously
MOVER: Council Member Brown
SECONDER: Council Member Wheatley
AYES: Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

2. Discussion and Possible Action on, Ordinance 658-18, (Case P17-0127) “Harvest Queen Creek” (formerly Meridian Crossing), a request from Mike Cronin, TerraWest Communities, for a PAD zoning amendment to revise the previously approved Development Plan (Case RZ16-046 with R1-5/PAD zoning) for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

Planner Christine Sheehy reviewed the applicant’s request to revise the development plan by adding a lake feature, reconfiguring the parcel layout and adding two new lot sizes (50x125 and 75x130). The location of traffic signals on Gary Road and Riggs Road was discussed. Public Works Director Troy White also provided information on the north ½ street improvements on Riggs Road.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

MOTION: To approve Ordinance 658-18, (Case P17-0127) “Harvest Queen Creek” (formerly Meridian Crossing) with Conditions as recommended:
RESULT: Approved unanimously
MOVER: Council Member Benning
SECONDER: Council Member Oliphant
AYES: Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

3. Public Hearing on the Alternative Expenditure Limitation/Home Rule option.

Finance Director Scott McCarty stated the first public hearing was held on April 4, 2018 and reviewed Alternative Expenditure Limitation/Home Rule option process.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

The Regular Session was recessed at 8:53 p.m.

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The Regular Session will be recessed or adjourned after this Public Hearing and a Special Session will be held.

1. **Call to Order of the Special Session:** The Special Session was called to order at 8:53 p.m.
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 via telephone
Dawn Oliphant	Council Member	Present
Julia Wheatley	Council Member	Present
Emilena Turley	Vice Mayor	Present
Gail Barney	Mayor	Present

3. **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.

1. Discussion and possible action on Resolution 1213-18 proposing an alternative expenditure limitation and submitting the question to the voters of the Town of Queen Creek at the August 28, 2018 Primary Election.

MOTION:	To approve Resolution 1213-18 proposing an alternative expenditure limitation and submitting the question to the voters of the Town of Queen Creek at the August 28, 2018 Primary Election
RESULT:	Approved unanimously
MOVER:	Council Member Brown
SECONDER:	Council Member Benning
AYES:	By Roll Call Vote: Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

4. **Adjournment of the Special Session:** The Special Session adjourned at 8:55 p.m.

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.

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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 prior to the scheduled recesses and were postponed will 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 8:55 p.m.

17. 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

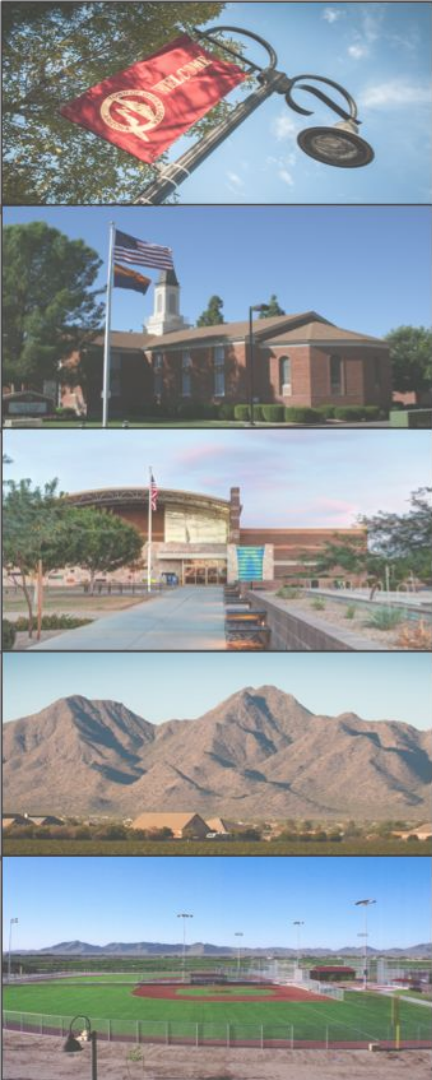
I, Jennifer F. Robinson , do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the April 18, 2018 Regular and Special Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on June 20, 2018



Council Committee Reports (1)

- 4/5 – Town Center Zoning District Update - Kick-Off Meeting (Brown)
- 4/5 – Meeting with Nirav Patel of HD Management (Brown)
- 4/5 – Hampton Inn Gilbert location at Higley Rd. Site Visit (Brown)
- 4/5 – Budget Briefing with Town Manager John Kross (Hoffman)
- 4/9 – AZ League Legislative Update Call (Brown)
- 4/9 – Meeting with Glenn Williamson of CABC (Barney)
- 4/9 – CAP East Valley Cities & Towns Dinner (Barney)
- 4/10 – Meeting with Sean Lake (Barney)
- 4/11 – Meeting with Rob McDonald for CAG (Benning)
- 4/12 – American Leadership Academy NHS Induction Ceremony (Turley)



Council Committee Reports (2)

- 4/14 - Welcome to QC Event at Ironwood Crossing (Barney, Brown, Turley, Oliphant, Wheatley)
- 4/14 - "Cruising with the Dogs" Car/Truck/Bike show benefiting QCHS Bulldog Band program (Benning, Brown, Wheatley)
- 4/16 – MAG Regional Council Executive Committee (Barney)
- 4/17 – PRTA Orientation for Beth Riley (Benning)
- 4/17 – Phoenix-Mesa Gateway Board Meeting (Barney)
- 4/17 – Casteel High School Sandy Lundberg Library Dedication (Turley)
- 4/18 – Riggs Rd. Groundbreaking (Barney, Brown, Oliphant, Wheatley, Turley)