



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

1. **Call to Order:** The meeting was called to order at 5:30 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 Council Member Hoffman

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

A moment of silence was held for women and men in uniform.

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 5:31 PM:
RESULT:	Approved unanimously
MOVER:	Council Member Wheatley
SECONDER:	Vice Mayor Turley
AYES:	Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

- A. 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 a development agreement for the Town-owned property at the SWC of Ellsworth & Rittenhouse Roads. A.R.S. 38-431.03(A)(3) & (4)

**Minutes for the Regular Session
Queen Creek Town Council
September 5, 2018
Page 2**

- B. 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 a possible intergovernmental agreement with the City of Mesa for Ellsworth Road, Signal Butte Road and Meridian Road. A.R.S. 38-431.03(A)(3) & (4)
- C. Discussion and consultation with the Town's attorney for legal advice and with the Town attorney to consider the Town's position and instruct its attorneys regarding a pending lawsuit: Johnson Utilities vs. Town of Queen Creek. 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 representatives regarding the Arizona Corporation Commission actions related to Johnson Utilities. A.R.S. 38-431.03(A)(3) & (4)
- E. 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)

The Regular Session reconvened at 7:00 PM.

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).

Item I was pulled for separate discussion and moved to Carryover Consent Agenda; Item K was pulled for a continuance to a future meeting.

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

- A. Consideration and possible approval of the following minutes: May 16, 2018 Regular Session; July 18, 2018 Regular Session; July 25, 2018 Special Session and August 1, 2018 Regular Session.
- B. Consideration and possible approval of Expenditures over \$25,000. (FY19 budgeted item)
 - 1. Swain Electric-electrical services:\$350,000 (Utilities)
 - 2. Crafcoc, Inc.-crack seal equipment: \$59,995 (Public Works)
 - 3. Vehicle purchase/replacements: Courtesy Chevrolet-one 1/2 ton pickup: \$27,585 (Fire & Medical); Courtesy Chevrolet-one 3/4 ton pickup: \$31,810 (Public Works); Midway Chevrolet-one 3/4 ton utility truck: \$41,850 (Utilities)
 - 4. Cactus Asphalt-unpaved road surfacing: \$150,000 (Public Works)

Minutes for the Regular Session
Queen Creek Town Council
September 5, 2018
Page 3

5. Holbrook Asphalt-surface seal: \$500,000 (Public Works)
 6. CDW-G-computer replacement: \$80,000 (Workforce Technology)

 - C. Consideration and Possible approval of Ordinance 670-18, annexing certain real property to the Town of Queen Creek pursuant to A.R.S. §9-471.N adding right-of-way to the existing Town limits, generally described as Riggs Road from Ellsworth Road to one quarter mile east of Ellsworth Road, located in Section 27, Township 2 South, Range 7 East, Maricopa County.

 - D. Consideration and possible approval of a first amendment to the purchase agreement with Queen Creek Hospitality Group, LLC for a 90-day extension of the close of escrow for the Town owned land located on the SWC of Ellsworth and Rittenhouse Roads.

 - E. Consideration and possible approval of a Purchase Agreement with Rosenbauer America, LLC through the Sourcewell National Cooperative for the acquisition of a new fire apparatus in an amount not to exceed \$1,040,100 (Project MF008). (FY18 budgeted item)

 - F. Consideration and possible approval of a contract for financial advisor services with Wedbush Securities Inc.

 - G. Consideration and possible approval of Work Order #16 with AJP Electric, Inc., in an amount not to exceed \$84,100 for the installation of ITS conduit and pull boxes along Gary Road (CIP Project A0510). (FY19 budgeted item)

 - H. Consideration and possible approval of the granting of an easement to the United States Bureau of Reclamation to replace an abandoned easement due to the Riggs Road from Ellsworth Road to Meridian Road project.

 - I. Consideration and possible approval of Project Order #6 with Stanley Consultants, Inc. in an amount not to exceed \$31,842 for architectural and engineering services for the covered arena improvements for Horseshoe Park & Equestrian Centre. (FY18/19 budgeted item)

 - J. Consideration and possible approval of the FY19 Transportation Advisory Committee Work Plan.

 - K. Consideration and possible approval of Resolution 1232-18 Canvass of the August 28, 2018 Primary and Alternative Expenditure/Home Rule Election results.
- 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. Discussion on possible amendments to the Town Council Policies and Procedures on Town committees and the Standard Form Bylaws for Designated Town Committees.

**Minutes for the Regular Session
Queen Creek Town Council
September 5, 2018
Page 4**

Assistant to Town Manager Corman gave an overview of the current Standard Form Bylaws for Committees and options for amendments as a follow-up to prior discussion at the Council Strategic Planning Session in February 2018.

The following options were discussed:

1. Committee annual work plans placed under Final Action on future agendas.
2. Hold joint meetings with committees.
3. Have more detailed meeting summaries submitted to Council.
4. Have a more formalized Council liaison role.
5. Establish term limits of three consecutive terms, allowing reapplication after one-year.
6. Make no changes.

Council discussed the importance of providing committees with budget/financial information and more clarity on projects that may be recommended to Council.

There was discussion and consensus that detailed minutes and/or summaries should be emailed to the committee members and the full Council. Council discussed the role of the staff liaison and responsibility to provide information and Council direction for policy issues and recommendations. Council also discussed implementing term limits.

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

A. Volunteer Recognition: Life Link Church

Mayor Barney announced the Town's 29th birthday and the Founder's Day event on September 22, 2018.

Volunteers from Life Link Church were recognized for their project that included painting the security fencing around the Municipal Services Building, which took approximately 80 hours to complete. Chris Peterson, representing Life Link Church accepted a certificate of recognition.

- 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:

**Minutes for the Regular Session
Queen Creek Town Council
September 5, 2018
Page 5**

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.

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

1. Boys and Girls Club of the East Valley - Queen Creek Branch FY18 Annual Report: David Bellman presented the new Boys & Girls Club logo designed by Tyler Ruof. He reviewed the annual data on membership, attendance, academic programs, summer daycamp and FY18/19 plans.

2. Transportation Advisory Committee - August 9, 2018: Council Member Brown reported on the approval of the FY18/19 committee workplan and presentations on Home Rule; CIP update and open meeting laws.

3. Economic Development Commission - August 22, 2018: Lee Ester reported on Town Center Design Guideline presentation, accreditation process and the 2019 EDC Summit.

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

(J) Consideration and possible approval of Project Order #6 with Stanley Consultants, Inc. in an amount not to exceed \$31,842 for architectural and engineering services for the covered arena improvements for Horseshoe Park & Equestrian Centre. (FY18/19 budgeted item)

Council discussed design vs. improvements and the application of funds raised by Friends of Horseshoe Park (FOHP) to go towards the covered arena. Economic Development Director Cott explained that Friends of Horseshoe Park have been fundraising but it's not enough to cover the cost of design and the other funds raised have a stipulation that they are to go towards improvements only and once construction began.

Jon Wootten, representing FOHP, stated that FOHP discussed applying \$10,000 of the \$25,000 raised towards design.

Council discussed the FY18/19 budget and inclusion of the design costs for the second covered arena. There was also discussion on whether FOHP could further split the cost of design. Mr. Wootten stated he couldn't commit to anything without discussing with the FOHP board.

MOTION #1: To approve Project Order #6 with Stanley Consultants, Inc. in an amount not to exceed \$31,842 for architectural and engineering services for the covered arena improvements for Horseshoe Park & Equestrian Centre:

MOVER: Council Member Brown

SECONDER: Council Member Benning

MOTION #2: To continue the item and ask Friends of Horseshoe Park board to discuss using additional funds:

RESULT: Failed 2-5

MOVER: Council Member Hoffman

SECONDER: Vice Mayor Turley

AYES: Hoffman, Turley

NAYS: Benning, Oliphant, Barney, Wheatley, Brown

MOTION #1:

RESULT: Approved (5-2)

AYES: Barney, Wheatley, Benning, Brown, Oliphant

NAYS: Turley, Hoffman

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 and possible action on Ordinance 676-18, "Queen Creek Station Phase I: Rezone (Case P18-0027), Site Plan (Case P18-0029), and Conditional Use Permit (Case P18-0026)", a request by Kelly Hayes (Kaidence Group) to rezone from R1-43 to C-2 (General Commercial) with Site Plan and Conditional Use Permit for a new multi-tenant shops building with a drive-thru restaurant on a 2.03 acre site located at the northeast corner of Ellsworth Loop Road & Walnut Road.

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

Council requested additional information on the traffic circulation and possible impact on Queen Creek Middle School. Deputy Public Works Director Youssef explained the improvements at Queen Creek Road and Ellsworth and the reconfiguration of the turn lane on Walnut.

MOTION: To approve Ordinance 676-18, "Queen Creek Station Phase I: Rezone (Case P18-0027), Site Plan (Case P18-0029), and Conditional Use Permit (Case P18-0026)", a request by Kelly Hayes (Kaidence Group) to rezone from R1-43 to C-2 (General Commercial) with Site Plan and Conditional Use Permit for a new multi-tenant shops building with a drive-thru restaurant on a 2.03 acre site located at the northeast corner of Ellsworth Loop Road & Walnut Road

RESULT: Approved unanimously

MOVER: Vice Mayor Turley

SECONDER: Council Member Benning

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

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. Discussion and possible approval of Ordinance 675-18, Section 10-10; a staff initiated amendment to Chapter 10 Health and Sanitation, of the Town Code to include Stormwater Management obligations required by federal and state law.

Public Works Director White explained that the proposed stormwater management amendments are required by the state and not any different than what the Town is doing now with the exception of the administrative responsibilities, which the Town will take on. Council asked how the budget would be affected permit compliance. Mr. White responded that costs for the program are already included in the program budget.

**Minutes for the Regular Session
Queen Creek Town Council
September 5, 2018
Page 8**

MOTION: To approve Ordinance 675-18, Section 10-10; a staff initiated amendment to Chapter 10 Health and Sanitation, of the Town Code to include Stormwater Management obligations required by federal and state law

RESULT: Approved unanimously

MOVER: Council Member Benning

SECONDER: Council Member Brown

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

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.
None.

17. Adjournment

The Regular Session adjourned at 8:31PM.

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 September 5, 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 October 17, 2018



Council Committee Reports (1)

- 8/20 – AEDO Stakeholder Interview (Barney)
- 8/20 – AEDO Stakeholder Interview (Wheatley)
- 8/21 – AEDO Stakeholder Interview (Turley)
- 8/21 – MAG Regional Council Executive Committee Meeting (Barney)
- 8/21 to 8/24 – League of AZ Cities & Towns Conference (Barney, Benning, Brown, Oliphant, Wheatley)
- 8/22 – EDC Meeting (Turley)
- 8/28 – QCUSD Business Partner Breakfast (Oliphant, Wheatley)
- 8/28 – Quarterly Meeting with Supervisor Goodman (Barney, Brown, Turley)
- 8/29 – 2018 Education Summit (Oliphant, Wheatley)
- 8/29 – MAG Regional Council Meeting (Barney)



Council Committee Reports (2)

- 8/31 – Dinner hosted by Visit Mesa with the owner and representatives from CANUSA, one of the largest travel companies in Europe (Barney)
- 9/1 – Mansel Carter Oasis Park Ribbon Cutting and Grand Opening (Barney, Benning, Brown, Hoffman, Oliphant, Turley, Wheatley)
- 9/1 – Jabz Boxing Ribbon Cutting (Oliphant)
- 9/4 – MAG Economic Development Committee Meeting (Barney)
- 9/4 – CLI Session #1 (Barney, Benning)
- 9/4 – QCUSD Board Meeting (Turley)
- 9/5 – EVCCA Mayor's Round Table Meeting (Barney)
- 9/5 – GPEC Mayors & Supervisors Meeting (Turley)