



Minutes
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
May 1, 2019
5:30 PM

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

Jeff Brown	Council Member	Present
Jake Hoffman	Council Member	Present – arrived at 5:32pm
Dawn Oliphant	Council Member	Present – arrived at 5:32pm
Emilena Turley	Council Member	Present
Julia Wheatley	Council Member	Present
Robin Benning	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. **Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**

A. Citizen Leadership Institute Graduation

Mayor Barney and Vice Mayor Benning presented the following Citizen Leadership Institute 2019 graduates with certificates: Skyler Allen; Justin Bartess; Lisa Buczek; Rob Burgheimer; Bobbie Church-Peck; Kelly Crandall; Gail Davis; Gary Deardorff; Linda Dillehay; Khara Erickson; Lina Flores; James Gilbert; David Gillette; Donna Golub; Andrea Hamilton; Colette Huxtable; Anju Kuriakose; James Little; Chris Moss; Edwin Payne; Jessica Popham; Al Ramos; Jesse Rothe; Corissa Ruggiero; Amber Valentine; Jerimiah Vigil and Sarah Winnegar. Other graduates who were unable to attend were recognized: Jason Barr; Noel Bartlett; David Down; Jennifer Downs; Christina Flint; Jeff Francisco; David Fulton; Danielle Johnson; Jason Laos; Nadine Moreno; Jon Pratt; Dawnie Rocca; Ralph Sandoval and Cody Zandt.

B. Proclamation: Economic Development Week May 6-11

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C. Proclamation: AZ Travel & Tourism Week May 5-11

D. Proclamation: Small Business Week May 5-11

Mayor Barney suspended the rules and Agenda Item #10A was heard at this time.

6. 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 report.

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

1. Economic Development Commission - April 24, 2019: Commission Chair Lee Ester reported on the update from Queen Creek Chamber of Commerce given by QCCC President/CEO Chris Clark and a presentation by Town staff on the proposed impact fees.

7. 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.

Frank Gutierrez, Queen Creek, stated his concerns with speeding in Sossaman Estates and requested speed monitoring and speed bumps.

8. 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 attorneys and representatives to consider the Town's position and instruct its representatives regarding acquisition of real property related to the Rittenhouse Road from 213th Street alignment to Riggs Road project (A0306). 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 the refunding of water meter deposits. A.R.S. 38-431.03(A)(3)

C. 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 Signal Butte Road and Meridian Road. A.R.S. 38-431.03(A)(3) & (4)

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- 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 for legal advice and with the Town attorney and representatives to consider the Town's position and instruct its attorneys regarding the pending lawsuit(s): 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 and with the Town's representatives regarding annexations and providing utility services. A.R.S. 38-431.03(A)(3) & (4)
- G. Discussion and consideration of the Town Clerk's evaluation A.R.S. 38-431.03(A)(1)
- H. Discussion and consideration of the Town Manager's evaluation. A.R.S. 38-431.03(A)(1)

MOTION: To adjourn to Executive Session at 6:21pm:
RESULT: Approved unanimously
MOVER: Council Member Wheatley
SECONDER: Vice Mayor Benning
AYES: Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

The Regular Session reconvened at 7:57pm. Agenda Item #11 was heard prior to the Consent Agenda.

9. **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.

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

- A. Consideration and possible approval of Expenditures over \$25,000. (FY19 budgeted items)
 - 1. Motorola Solutions, Inc. - communications equipment for ladder truck: \$41,764 (Fire & Medical)
 - 2. L. N. Curtis & Sons - self-contained breathing apparatus for ladder truck: \$36,875 (Fire & Medical)
 - 3. Econolite - traffic control cabinet: \$80,593 (Public Works)

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- B. Consideration and possible approval of Change Order No. 1 with N. Harris Computer Corporation's Advanced Utility Systems for software implementation services in an amount not to exceed \$442,875 and approval an increase of \$552,975 in the New Utility Billing System Project budget to complete the implementation of the new utility billing system, and necessary budget adjustments.
- C. Consideration and possible approval of the renewal of a one-year lease of premises located at 22249 S. Ellsworth Road with Painting Wonderland LLC.
- D. Consideration and possible approval of the Sixth Amendment to the Town's agreement with Right Away Disposal (RAD) extending the term for one year, from July 1, 2019 through June 30, 2020, not to exceed \$2,136,000. (FY19/20 Budgeted item)

10. Items for Discussion: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

- A. Discussion on Citizen Survey options.

Communications, Marketing and Recreation Director Marnie Schubert introduced Dr. Adam Carberry, Associate Professor at ASU School of Engineering.

Dr. Carberry discussed how survey designs and questions can provide motivation and incentive for a person to complete a survey and various methods of conducting surveys.

There was discussion about accuracy rates in reaching the target audience (i.e. Town residents), using pre-qualifying questions for on-line surveys and reporting on responses received.

- B. Discussion on the Town of Queen Creek 2019-2024 Corporate Strategic Plan.

Management Assistant Torin Sadow reviewed the 3rd quarter Strategic Priority updates and new or updated goals for each Strategic Priority in the Corporate Strategic Plan.

11. Public Hearing Consent Agenda: Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote. If you wish to speak to the Council on an item listed on the Public Hearing Consent Agenda, 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 and possible approval of a new Series 9 Liquor Store license application submitted by Nicholas Carl Guttilla on behalf of Target #2365, 21398 S. Ellsworth Loop Rd., Queen Creek, AZ 85142. (Queen Creek Marketplace). Target currently has a Series 10 Beer & Wine Store license.

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

12. 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 and possible action on Ordinances 696-19, 697-19, 698-19, 699-19, P19-0036 Zoning Ordinance Text Amendment, a request for Zoning Ordinance Text Amendments addressing Industrial Design Guidelines, Conditional Use Permits, Administrative Review for Site Plans, and general code corrections.

Planning Director Brett Burningham gave a brief introduction of the four proposed text amendments to the Zoning Ordinance and explained staff's recommendation to continue Ordinance 696-19 Industrial Design Guidelines to a future meeting. Principal Planner Erik Swanson reviewed the three proposed text amendments: Conditional Use Permits; Site Plan Review; and General Zoning Ordinance clean-up (scriveners errors, formatting).

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

MOTION:	To continue Ordinance 696-19 P19-0036 (Industrial Design Guidelines):
RESULT:	Approved unanimously
MOVER:	Council Member Hoffman
SECONDER:	Council Member Wheatley
AYES:	Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

MOTON:	To approve Ordinances 697-19, 698-19 and 699-19 P19-0036:
RESULT:	Approved unanimously
MOVER:	Council Member Hoffman
SECONDER:	Council Member Wheatley
AYES:	Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

13. 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 action on the Town's FY 2019/20 Tentative Budget of \$452.7 million. In addition, set the public hearing for May 15, 2019 for both the Final Budget and the Truth in Taxation per requirements under Arizona State statutes.

Town Manager John Kross discussed the process and statutory requirements for adopting the Town's annual budget. Mr. Kross stated that special consideration is given to growth projections and current financial policies that include the pension funding policy for public safety (MCSO & QCFMD is funded at 100%) and ASRS is partially funded; \$6.5M capital transportation program; utility funding/infrastructure repair; and employee compensation. New policies include the groundwater extinguishment credits and new debt issues for purchase of water rights and Signal Butte and Meridian Roads improvements; CAGR assessment reduction and increase in water & wastewater reserves along with a wastewater rate reduction.

Mr. Kross discussed the primary property tax that was approved by voters in 2007 exclusively for funding public safety and three levy options for consideration: Option A: same revenue as current year (\$7.0M) which would be \$1.3M less than the maximum (includes Ironwood Crossing); Option B: same revenue as current year plus new construction (\$7.8M) which would be \$531K less than the maximum; and Option C: maximum revenue (\$8.3M) which would be a \$1.3M increase over current year (includes Ironwood Crossing, new construction and existing properties). Mr. Kross stated staff recommends Option C.

Mr. Kross also reviewed the overall FY19/20 tentative budget where the budget increase is within infrastructure, transportation, and the acquisition and financing of water/wastewater infrastructure. Mr. Kross discussed the 10-year budget forecast which shows reductions as infrastructure investments are completed and will continue to be evaluated as the state land develops in the future.

Finance Director Scott McCarty reviewed the operating budget and five-year financial objectives in public safety, taking on the library operating costs, fully funding ASRS and continuing the \$6M CIP PAYGO.

Mr. McCarty reviewed the operating budget revenue projections that increased mainly from the Ironwood Crossing annexation (property tax) and overall increased

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sales tax. He also discussed the expenses for transportation infrastructure, public safety including new equipment; streetlight purchase; personnel costs that include 6 new positions and compensation.

Mr. McCarty explained the carryover/contingencies for projects that are currently under contract, approved but not contracted and unanticipated expenses. He also stated that there would be no water or solid waste rate increase and wastewater rates were being reduced.

Council Member Hoffman, Budget Committee member, thanked committee members Council Member Wheatley - Chair and Vice Mayor Benning as well as staff for creating the proposed budget and commented on the overall budget increase as well as the continued goal to reduce the budget once infrastructure/capital projects are completed. He suggested continued discussion on future budget reductions at the next strategic planning session.

MOTION:	To approve the Tentative Budget for FY19/20 of \$452.7 million. In addition, set the public hearing for May 15, 2019 for both the Final Budget and the Truth in Taxation per requirements under Arizona State statues:
RESULT:	Approved 5-2
MOVER:	Council Member Wheatley
SECONDER:	Vice Mayor Brown
AYES:	Barney, Wheatley, Benning, Brown, Oliphant
NAYES:	Hoffman, Turley

14. Adjournment

The meeting adjourned at 9:05pm.

TOWN OF QUEEN CREEK

Gail Barney, Mayor

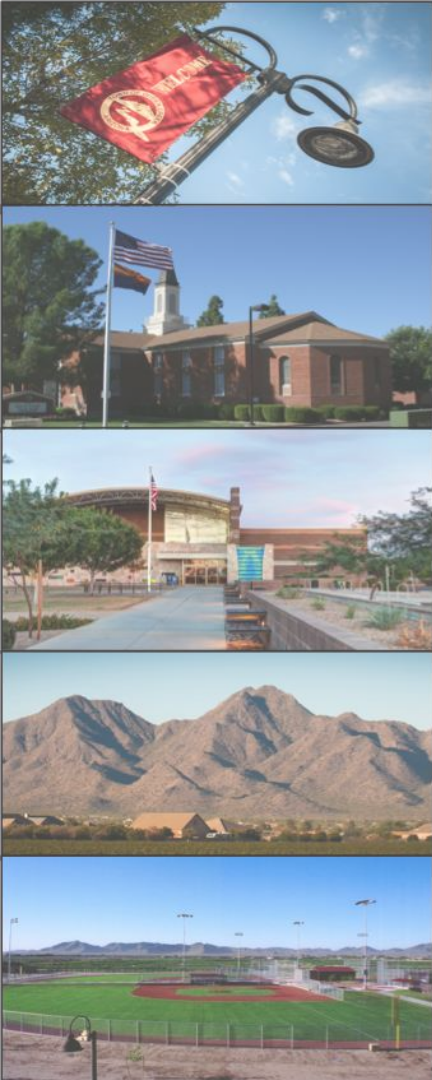
ATTEST:

Jennifer F. Robinson, Town Clerk

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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 May 1, 2019 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 June 5, 2019



Council Committee Reports (1)

- 04/23 – QCUSD Business Partner Breakfast (Benning, Oliphant)
- 04/23 – Queen Creek Transportation Projects Briefing with Supervisor Sellers (Barney)
- 04/23 – Agenda Briefing with Town Manager John Kross (Turley)
- 04/23 – Meeting with Fry’s Representatives (Brown)
- 04/24 – EDC Meeting (Oliphant, Turley)
- 04/24 – Meet & Greet with ASU ICMA Student Chapter (Barney)
- 04/24 – MAG Regional Council Meeting (Barney)
- 04/24 – EVP Statespersons’ Luncheon (Benning, Brown, Oliphant)
- 04/25 – Pegasus Airpark Meeting (Brown)
- 04/25 – Quarterly Check-in with Supervisor Goodman (Brown, Wheatley)
- 04/25 – FAC Meeting with QCUSD (Wheatley)
- 04/25 – QC Youth Wellbeing Community Brainstorming (Wheatley)
- 04/26 – EVTI Stakeholders Meeting (Benning)
- 04/26 – ASU Innovation Showcase (Benning)



Council Committee Reports (2)

- 04/27 – Banner Ironwood and Goldfield Community Event at MCOP (Wheatley)
- 04/29 – Welcoming of the Montreal Economic Exchange Delegation with MAG (Barney)
- 04/30 – Greenfield Water Reclamation Plant Tour (Brown)
- 05/01 – Elementary Star Students (Barney, Benning, Brown, Wheatley)