



**Regular and Possible Executive Session**  
**Queen Creek Town Council**  
Community Chambers, 20727 E. Civic Parkway  
November 6, 2019  
5:30 PM

**1. Call to Order:**

**2. Roll Call: (one or more members of the Council may participate by telephone)**

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

**3. Pledge of Allegiance:**

Led by Mayor Barney.

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

A moment of silence was held for all of the men and women in uniform who are making sure we have a safe place to live. This includes our own Queen Creek Fire and Medical department and all of the local MCSO officers.

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

- A. Recognition of Representative T.J. Shope for representing the Town of Queen Creek during the 2019 Legislative Session.

Representative Shope was presented with a letter of appreciation for his representation of the Town during the First Regular Session of the 54th Legislature. His efforts to the Town's key positions on water policy allowed the Town to continue to conduct long-term planning to secure sustainable, reliable and fiscally responsible resources for the residents. In particular, the Town is grateful for Representative Shope's sponsorship of HB 2464 Water Infrastructure Finance; Municipal Approval, the Town's sponsored legislation which passed unanimously.

**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)

A. Queen Creek Library Update

Queen Creek Library Manager Jenny Young provided a brief presentation relating to the library's circulation, traffic, award-winning programs, online resources, cards issued, and collaboration efforts with the Town. She noted that of the 17 branches throughout the Valley, Queen Creek is the 3rd busiest, just trailing the Northwest Regional Library which is open an additional 8-hours.

B. Parks & Recreation Advisory Committee - October 22, 2019

Council Member Wheatley reported on the committee's discussion on the 2020 census; recommendation to the Council for updates to the Town Public Parks Regulations, to be heard at the November 20th Council meeting; and the East Park Design process and schedule. The next meeting is scheduled for Tuesday, January 14, 2020.

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.*

None.

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

<b>MOTION:</b>	To adjourn into Executive Session at 5:48 p.m.
<b>RESULT:</b>	Approved unanimously (7-0)
<b>MOVER:</b>	Robin Benning, Vice Mayor
<b>SECONDER:</b>	Julia Wheatley, Council Member
<b>AYES:</b>	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 regarding Impact Fee update. A.R.S. 38-431.03(A)(3)

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- B. 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)
- C. Discussion and consultation with the Town's attorney for legal advice 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 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)
- E. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding potential water rights agreements. 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 attorney and representatives regarding bond documentation securing Town debt. ARS 38-431.03(A)(3) & (4)
- G. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives regarding possible abandonment of excess roadway and right of way on Rittenhouse Road. ARS 38-431.03(A)(3), (4) & (7)

The Regular Session reconvened at 7:02 p.m.

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.*

<b>MOTION:</b>	<b>To approve the Consent Agenda</b>
<b>RESULT:</b>	<b>Approved unanimously (7-0)</b>
<b>MOVER:</b>	Robin Benning, Vice Mayor
<b>SECONDER:</b>	Julia Wheatley, Council Member
<b>AYES:</b>	Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman

- A. Consideration and possible approval of the September 18, 2019 Regular Session Minutes, the September 26, 2019 Joint Meeting with Queen Creek Unified School District, and the October 2, 2019 Regular Session Minutes
- B. Consideration and possible approval of the Town of Queen Creek's 2020 Legislative Guiding Principles.

- C. Consideration and possible approval of Resolution 1304-19, the Well Purchase Agreement and the Water Services Agreement between the Town and Sun Valley Farms Unit II Owners Association to facilitate the development of the Links North Well and Wellsite in an amount not to exceed \$75,000; and necessary budget adjustments.
- D. Consideration and possible approval of a Second Amendment to the On-Call Project Order 02 with Wood Environment and Infrastructure Solutions, Inc. for Engineering Services for the Combs Road Sewer Line and Waterline Extension (WA255 and WW255) increasing the total project order amount by \$118,360 for a total amount not to exceed \$350,098; and necessary budget adjustments.
- E. Consideration and possible approval of a power distribution easement to be granted to Salt River Project on Rittenhouse Road for the Rittenhouse Road from 213th St. to Riggs Road Project (A0306)
- F. Consideration and possible approval of a Design Services Contract with Salt River Agricultural Improvement and Power District in the amount not to exceed \$53,786 to relocate the 69Kv Transmission poles, SRP Work Order T3186354, for CIP Project # A0115, Ocotillo Road: Signal Butte to Ironwood Road.

*NOTE: The Mayor invoked his privilege as Chair and moved onto Public Hearing (Items 12-B & 12-A), followed by the Public Hearing Consent Agenda (11-A), and Items for Discussion (10-A).*

**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.*

- B. Public Hearing and possible action on Ordinance 715-19, Queen Creek Olive Mill PAD Rezone (P19-0026), a request from Sean Lake, Pew and Lake PLC, on behalf of Frantoio Hills LLC, to rezone approximately 47.5 acres from R1-43 to Agritainment/PAD to allow the existing Queen Creek Olive Mill and its future expansion, located at the northeast corner of Combs and Rittenhouse roads.

Planner Steven Ester presented on the PAD Rezone of approximately 47.5 acres from R1-43 to Agritainment with a PAD overlay, bringing the property into conformance with the General Plan and South Specific Area Plan. The Zoning will allow future expansion of the Olive Mill and other new projects in the future. A neighborhood meeting was held on June 26, 2019 at Schnepf Farms and no public input has been provided to date. The case was then presented to the Planning Commission at their regularly scheduled October 9, 2019 meeting. Again, there was no public input and the Planning Commission recommended approval. The applicant Sean Lake also presented on behalf of the Olive Mill and the Rea Family.

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

**MOTION:** To approve Ordinance 715-19, Queen Creek Olive Mill PAD Rezone (P19-0026) of approximately 47.5 acres from R1-43 to Agritainment/PAD to allow the existing Queen Creek Olive Mill and its future expansion.

**RESULT:** Approved unanimously (7-0)

**MOVER:** Julia Wheatley, Council Member

**SECONDER:** Dawn Oliphant, Council Member

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

- A. Public Hearing and possible action on Ordinance 713-19, P19-0064 Zoning Ordinance Text Amendment, Article 7 Signage

Principal Planner Erik Swanson presented on the objectives for updating the Zoning Ordinance Text Amendments Sign Code, which are to be in compliance with the Supreme Court Ruling (Reed vs. Town of Gilbert) and to update the Sign Code to reflect common practices. Discussion ensued with a recommendation to add language to the motion.

**MOTION:** To approve Ordinance 713-19, P19-0064 Zoning Ordinance Text Amendment, Article 7 Signage to include institutional signage being similar, if not identical to the residential yard signs.

**RESULT:** Approved unanimously (7-0)

**MOVER:** Jeff Brown, Council Member

**SECONDER:** Robin Benning, Vice Mayor

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

**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 012 Restaurant Liquor License application submitted by Camila Alarcon on behalf of Barrio Queen, 21156 S. Ellsworth Road, Queen Creek, AZ 85142 (Queen Creek Marketplace).

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

<b>MOTION:</b>	<b>To approve a new Series 012 Restaurant Liquor License application submitted by Camila Alarcon on behalf of Barrio Queen, 21156 S. Ellsworth Road, Queen Creek, AZ 85142 (Queen Creek Marketplace.</b>
<b>RESULT:</b>	<b>Approved unanimously (7-0)</b>
<b>MOVER:</b>	<b>Jeff Brown, Council Member</b>
<b>SECONDER:</b>	<b>Robin Benning, Vice Mayor</b>
<b>AYES:</b>	<b>Barney, Wheatley, Benning, Brown, Oliphant, Turley, Hoffman</b>

**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.*

Council Member Hoffman left the meeting at 7:57 p.m. Vice Mayor Benning recused himself as an affected property owner.

- A. Update on the vision for the residential properties along Ocotillo Road, west of Ellsworth Loop Road.

The Town's Development Manager Jennifer Lindley and Town Planner Kyle Barichello presented on a possible rezone of residential properties along Ocotillo Road and west of Ellsworth Loop Road.

**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.*

None

**14. Adjournment**

The meeting adjourned at 8:07 p.m.

TOWN OF QUEEN CREEK

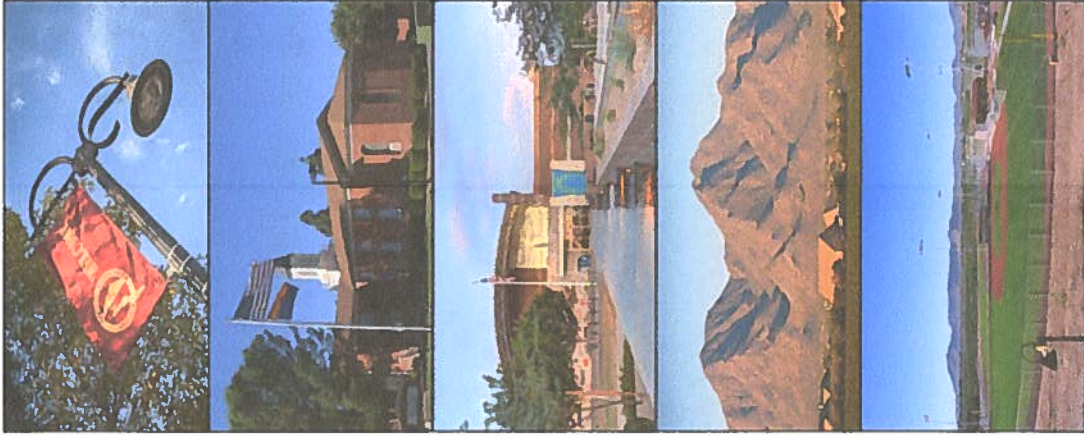
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\_\_\_\_\_  
Gail Barney, Mayor

ATTEST:

  
\_\_\_\_\_  
Maria E. Gonzalez, Town Clerk

I, Maria E. Gonzalez, 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 November 6, 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 December 18, 2019.



## Council Committee Reports (1)

- 10/17 – Town Hall with Supervisor Goodman (Brown)
- 10/18 – Meeting with SRP Representative Janeen Rohovit (Wheatley)
- 10/19 – Epps / AZ Breast Implant Information and Awareness Event (Barney)
- 10/19 – Boys and Girls Clubs of the East Valley's Giving Great Futures Gala (Wheatley)
- 10/19 – Trunk or Treat (Barney, Benning, Wheatley)
- 10/21 – QCUSD Elementary School #8 Groundbreaking (Barney, Wheatley)
- 10/22 – PHX EVP Transportation Committee (Benning)
- 10/22 – PRAC Meeting (Wheatley)
- 10/23 – EDC Meeting (Oliphant)
- 10/23 – MAG Regional Council Meeting (Barney)
- 10/23 – North-South Freeway Corridor Discussion with Supervisor Jack Sellers (Barney)
- 10/23 – Maricopa State of the City Address (Benning)
- 10/24 – Valley Metro Board Meeting (Barney)
- 10/25 – EVTI Stakeholder Meeting (Barney)
- 10/25 – Meeting with Sean Lake (Turley)
- 10/26 – QC Germann Stake Center Open House (Brown, Turley)
- 10/28 – SkyBridge Arizona Groundbreaking (Barney, Turley, Wheatley)