



**Regular and Possible Executive Session**  
**Queen Creek Town Council**  
Community Chambers, 20727 E. Civic Parkway  
February 19, 2020  
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
Julia Wheatley	Vice Mayor	Present
Robin Benning	Council Member	Present
Jeff Brown	Council Member	Present
Jake Hoffman	Council Member	Absent
Dawn Oliphant	Council Member	Present
Emilena Turley	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. None.

**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. None.

**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.*

*NOTE: The Mayor invoked his privilege as Chair and moved the Executive Session (Item 8) as the final item on the 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.*

<b>MOTION:</b>	<b>To approve the Consent Agenda.</b>
<b>RESULT:</b>	<b>Approved unanimously (6-0)</b>
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Julia Wheatley, Vice Mayor
<b>AYES:</b>	Barney, Wheatley, Benning, Brown, Oliphant, Turley
<b>ABSENT:</b>	Hoffman

- A. Consideration and possible approval of Expenditures over \$25,000. (FY20 budgeted items)
  - 1. Revolution Industrial - Water Tank Cleaning, Inspection and Repair Service: \$65,000 (Utilities)
- B. Consideration and possible approval of a second amendment to a standard design contract with HDR Inc. in an amount not to exceed \$46,800 (for a total contract amount of \$76,200) for final design; and necessary carry-forward budget adjustment (WA088).

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. Ocotillo 11 Rezone Work Session

Council Member Benning declared a conflict and stepped down from the dais.

Downtown Development Manager Jennifer Lindley introduced the purpose of the rezone, which is to 1) adapt to changing conditions and future property owner zoning requests; 2) enable property owners to redevelop/convert if desired; 3) develop a framework, standards and vision for redevelopment; 4) mitigate conflicts (noise, traffic, permitted uses, etc); 5) enhance the life and long-term use of the properties; and 6) support small, local businesses.

Planner Kyle Barichello described the project and noted that in 2011, the "Ocotillo 11" was identified in the Town Center Plan and is consistent with the General Plan. Kyle discussed the process necessary to carry out the vision of a new Residential Commercial (RC) Zoning District and indicated there would be no general plan amendment required. Once complete, an administrative site plan approval is required for property owners wanting to alter the use.

Kyle gave an overview of the permitted uses of low-intensity, the performance criteria, the buffering/landscaping applicable only to new Commercial or Commercial conversions, addressed traffic/parking concerns, and design guidelines fit for the. Kyle indicated no timeline for redevelopment; however, the Administrative Site Plan was reviewed and must be consistent with the PAD/Design Guidelines. An overview of the process/timeline was presented and noted the Public Hearing scheduled for the Planning & Zoning Commission on March 11, 2020 followed with Council on April 1, 2020.

Council engaged in a discussion on process of trash collection and the desire to ensure the design guidelines would be more suggestive than restrictive in order to allow for eclectic and cottage like facades.

**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. None.

**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. None.

**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.*

<b>MOTION:</b>	<b>To approve the creation of the Downtown Arts &amp; Placemaking Advisory Committee.</b>
<b>RESULT:</b>	<b>Approved unanimously (6-0)</b>
<b>MOVER:</b>	Julia Wheatley, Vice Mayor
<b>SECONDER:</b>	Dawn Oliphant, Council Member
<b>AYES:</b>	Barney, Wheatley, Benning, Brown, Oliphant, Turley
<b>ABSENT:</b>	Hoffman

- A. Discussion and possible approval of the creation of the Downtown Arts & Placemaking Advisory Committee.

Council Member Benning rejoined the Mayor and Council at the dais.

Downtown Development Manager Jennifer Lindley provided background and presented on the purpose and recommended composition of the advisory committee. She noted that the Economic Development Commission recommended to approve the formation of the Downtown Arts & Placemaking Advisory Committee, discussed the proposed FY20/21 Work plan, the request for notices of interest, and the evaluation and appointment process.

The purpose for the advisory committee is to encourage art and placemaking in the Downtown area. The committee will refine the work plan, returning to council for guidance and possible approval. In addition, there is potential for the advisory committee to become a stand-alone committee should the Council desire it.

Council Member Benning commented that although excited to see this committee move forward and develop, he expressed he did not want the town or taxpayers to fund it.

**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>	<b>To adjourn into Executive Session at 6:09 p.m.</b>
<b>RESULT:</b>	<b>Approved unanimously (6-0)</b>
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Julia Wheatley, Vice Mayor
<b>AYES:</b>	Barney, Wheatley, Benning, Brown, Oliphant, Turley
<b>ABSENT:</b>	Hoffman

- A. 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)

**Queen Creek Town Council**

**February 19, 2020**

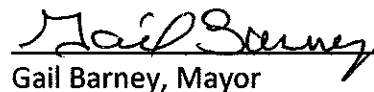
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- B. Discussion and consultation with the Town's attorney and with the Town's representatives regarding annexations and providing utility services. A.R.S. 38-431.03(A)(3) & (4)
- C. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding potential water rights agreements. A.R.S. 38-431.03(A)(3) & (4)
- D. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding the Town Center. A.R.S. 38-431.03(A)(3), (4) & (7).
- E. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding a request for possible infrastructure reimbursement for a cover over Maricopa County Flood Control Channel located on the southwest corner of Ellsworth Loop and Queen Creek roads. 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 Town's representatives to consider the Town's position and instruct its attorneys regarding a pending lawsuit: Encanterra Residents Against Annexation vs. Town of Queen Creek. A.R.S. 38-431.03(A)(3) & (4)

**14. Adjournment**

The Regular Session reconvened and adjourned at 7:45 p.m.

TOWN OF QUEEN CREEK

  
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Gail Barney, Mayor

ATTEST:

  
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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 February 19, 2020 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 March 4, 2020.