



**Regular and Possible Executive Session
Queen Creek Town Council**

Community Chambers, 20727 E. Civic Parkway

March 4, 2020

5:30 PM

1. Call to Order:

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

Vice Mayor Wheatley is calling into the meeting as she is currently out of state.

Gail Barney	Mayor	Present
Julia Wheatley	Vice Mayor	Present via telephone
Robin Benning	Council Member	Present
Jeff Brown	Council Member	Present
Jake Hoffman	Council Member	Present
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. Transportation Advisory Committee - February 13, 2020.

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Mr. Bob Adelfson, Vice Chair of the Transportation Advisory Committee (TAC) provided an update of the February 13, 2020 TAC meeting, noting presentations of the 2020 Census from Chris Moss and the Law Enforcement Study from Assistant Town Manager Bruce Gardner and Assistant to the Town Manager Tracy Corman. The committee also reviewed, revised and approved the 2020 TAC Work Plan.

TAC will be present at the upcoming Popcorn with Public Works to be held on March 26 from 6-8 p.m. at the QC Library. The next TAC meeting is scheduled for May 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.*
8. **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 into Executive Session at 5:40 p.m.
RESULT:	Approved unanimously (7-0)
MOVER:	Jake Hoffman, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

- 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)
- 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 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)

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The Regular Session reconvened at 6:35 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.*

MOTION:	To approve the Consent Agenda
RESULT:	Approved unanimously (7-0)
MOVER:	Emilena Turley, Council Member
SECONDER:	Jake Hoffman, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

- A. Consideration and possible approval of the December 18, 2019, January 15, 2020, February 5, 2020, and February 19, 2020 Regular Session Minutes.
- B. Consideration and possible approval of Expenditures over \$25,000. (FY20 Budgeted Items)
 - 1. M.R. Tanner - Roadway Construction: \$700,000 (Public Works)
 - 2. CrafcO - Crack Seal Materials: \$20,000 (Public Works)
- C. Consideration and possible approval of Resolution 1328-20 designating the Primary Election and General Election dates and purposes of the Elections; designating the deadlines for voter registration; and designating the place and last date for candidates to file nomination papers.
- D. Consideration and possible approval of the Final Plats of Ovation at Meridian Parcels V, W, & X, a request by William Lyon Homes Inc.
- E. Consideration and possible approval of a power distribution easement to be granted to Salt River Project Agricultural Improvement and Power District for ED 6 power to the Utilities Administration Building at the Town of Queen Creek Maintenance Yard, Project WW075 & WA288.
- F. Consideration and possible approval of an On-Call Project Order with Wood Environment and Infrastructure Solutions, Inc. for engineering services for the Chandler Heights Waterline from Meridian Road to Gantzel Road (WA259) in an amount not to exceed \$86,076; and necessary budget adjustments.
- G. Consideration and possible approval of the Intergovernmental Agreement with the Gila River Indian Community for Fire Mutual Aid.

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- H. Consideration and possible approval of a Cooperative Purchase Agreement (City of Mesa contract #2018114) with Integer Consulting in an amount not to exceed \$30,000 for roadway material review, inspection/testing and design services. (FY20 Budgeted Item)
- I. Consideration and possible approval of a design professional master contract with Perlman Architects of Arizona, Inc.; Project Task Order #01 for Fire Station #2 (Project #MF010) in the amount of \$186,459.96; and Project Task Order #02 for Fire Station #5 (Project #MF009) in the amount of \$176,379.96 for a total amount of \$362,839.92, and related budget adjustments.

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. None.

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.*

MOTION:	To continue P18-0201 Ellsworth and Queen Creek PAD Rezone to the April 1, 2020 Town Council Meeting.
RESULT:	Approved (7-0)
MOVER:	Robin Benning, Council Member
SECONDER:	Dawn Oliphant, Council Member
AYES:	Benning, Brown, Hoffman, Oliphant, Turley, Wheatley

- A. Request for Continuance: Public Hearing and Possible Action on P18-0201 Ellsworth and Queen Creek PAD Rezone, a request from Sean Lake, Pew and Lake PLC, to rezone from R1-43 to MU (Mixed Use) with a Planned Area Development (PAD) Overlay for a commercial development consisting of retail, office, and multi-family residential uses on approximately 44.7 acres, located at the southwest corner of Ellsworth and Queen Creek roads. (The applicant and staff have requested to continue this case to the April 1, 2020 Town Council Meeting).

The Public Hearing was opened. No one came forth and the Public Hearing was closed. Mayor Barney noted the request from the applicant and Town staff to continue the Ellsworth and Queen Creek PAD Rezone to the April 1, 2020 meeting.

- 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.*

MOTION:	To approve Ordinance 718-20, case P19-0186 Madera West Estates PAD Amendment, subject to the conditions of approval in the staff report.
RESULT:	Approved (5 TO 1)
MOVER:	Jeff Brown, Council Member
SECONDER:	Jake Hoffman, Council Member
AYES:	Benning, Brown, Hoffman, Oliphant, Turley
NAYS:	Wheatley
AWAY:	Barney

- A. Public Hearing and Possible Action on Ordinance 718-20, case P19-0186 Madera West Estates PAD Amendment, Request for a PAD amendment to Ordinance 553-14 to rezone from R1-9/PAD to R1-9/PAD and R1-7/PAD for a 219 lot future residential development, located at the southwest corner of Queen Creek Road and 220th Street.

Mayor Barney recused himself due to a conflict. Council Member Benning ran the meeting at this point as Vice Mayor Wheatley joined telephonically.

Planner Kyle Barchilleo presented the case and recommendations for approval from the Planning Commission. On behalf of Madera West, the applicant Gary Hayes presented on communication efforts and results from neighborhood feedback.

Council Member Benning opened the Public Hearing. Mr. Jeff Ruegsegger at 21665 E. Nightingale Drive noting "The development area rezoning doesn't make sense. High-density in this area diminishes Queen Creek's equestrian feel. This is why we moved here, and it feels like a broken promise. We understand development will happen, but this goes too far. Let's keep QC as rural as possible. This just means more cars, pollution, traffic in the area! Growth is ok but should be done with QC original feeling in mind. We don't need high density everywhere, especially jammed in between all the other low-density existing properties." Additional comments in opposition were given by Daniel Morris, 21712 E Nightingale Dr and Rick Black, 21720 E. Twin Acres Drive. The Public Hearing was closed.

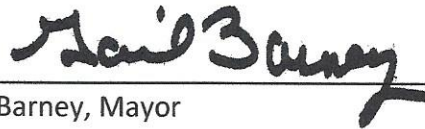
- 13. Final Action:** *If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.*

- A. None.

14. Adjournment

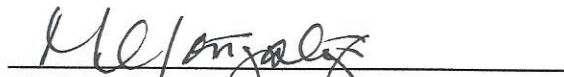
The Regular Session adjourned at 7:32 p.m.

TOWN OF QUEEN CREEK



Gail Barney, Mayor

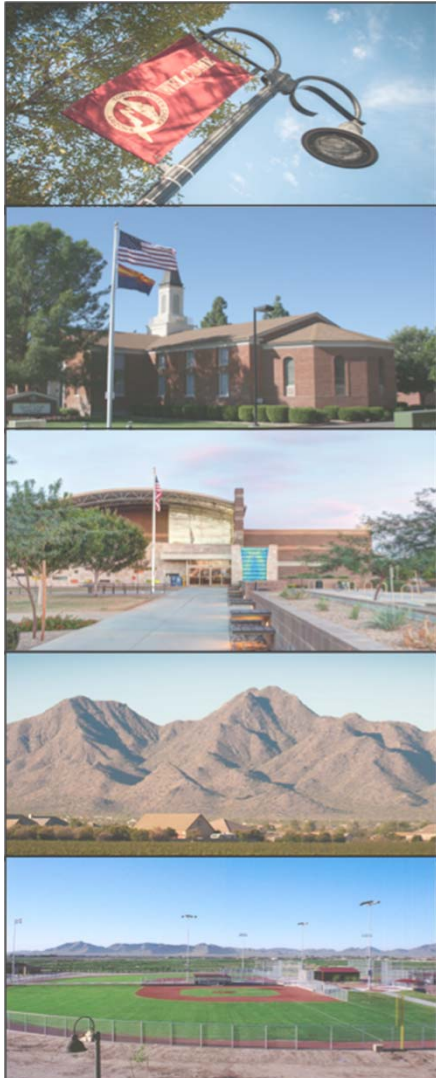
ATTEST:



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 March 4, 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 April 15, 2020.



Council Committee Reports

- 02/20 – Church Farms East Reservoir Event (Barney, Brown, Oliphant)
- 02/20 – Valley Metro Board Meeting (Barney)
- 02/20 – Chandler State of the City Address (Benning)
- 02/21 – Encanterra Community Fun Run (Turley)
- 02/21 – International Mother Language Day Event (Benning)
- 02/24 – TOQC / Dignity Health East Valley Check-In (Barney)
- 02/24 – Tour of ALA Crismon Campus (Brown, Wheatley)
- 02/25 – Town Center Hotel Site Visit (Brown, Oliphant)
- 02/26 – ULI Arizona: Trends Day 2020 (Benning)
- 02/26 – Agenda Review with Town Manager John Kross (Hoffman, Turley)