



**Regular Session Minutes
Queen Creek Town Council**

Community Chambers, 20727 E. Civic Parkway

May 6, 2020

6:30 PM

1. Call to Order:

The meeting was called to order at 7:15 pm.

2. Roll Call: (Members of the Town Council may attend electronically and/or telephonically)

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

3. Pledge of Allegiance:

Led by Vice Mayor Wheatley.

4. Invocation/Moment of Silence:

A moment of silence was held for all 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, local MCSO offices and all local medical staff.

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

A. Proclamation concerning the opening and reopening of Queen Creek Businesses.

The proclamation was read by Council Member Hoffman and he thanked Queen Creek staff and Council for their support of local businesses. The proclamation supported the removal of the remaining business operating restrictions and the reopening of businesses in the State. The Town will take all efforts to facilitate a successful and immediate return to business in Queen Creek, complying with the guidelines issued by the Centers for Disease Control and Prevention and the Arizona Department of Health Services.

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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.

- A. Committee and outside agency reports (only as scheduled)

1. Economic Development Commission (April 22, 2020)

Vice Chair Shane Randall reported on new Economic Development Commission (EDC) members Marc Valenzuela from SRP and Queen Creek resident Nancy Hormann. The Commission congratulated former chair Lee Ester on his retirement from SRP and thanked him for his service on the EDC. Town staff provided information on COVID-19 assistance to local businesses; temporary signs and Planning Department projects in the pipeline.

- 7. Public Comments:** *Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please address the Town Council by sending an email to PublicComment@queencreek.org by 6:30 p.m. on May 6, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

None.

- 8. 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 Town 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:	Julia Wheatley, Vice Mayor
SECONDER:	Robin Benning, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

A. Consideration and possible approval of Expenditures over \$25,000. (FY20 Budgeted Items)

1. Hillyard - Consumable Supplies: \$25,000 (Public Works)

B. Consideration and possible approval of two power distribution easements to be granted to Salt River Project on Rittenhouse Road for the Rittenhouse Road from 213th Street to Riggs Road Project (A0306).

C. Consideration and possible approval of a First Amendment to the On-Call Project Order 27 with Sunrise Engineering for engineering services as needed increasing the total project order by \$20,000 for a total amount not to exceed \$44,999.

D. Consideration and possible approval of contract spending authority for facility disinfecting services through Commercial Cleaning Services (CSS) Town Contract 2016-066, in an amount not to exceed \$450,000 for as needed ongoing COVID-19 virus disinfecting of Town facilities (Project IT043, and related budget adjustments).

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

None.

10. **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. Please address the Town Council on any of the items on the Public Hearing Consent Agenda by sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

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Mayor Barney opened the Public Hearing. Written comments from the following were read in favor of the AFT Brewery Series 3 In-State Microbrewery license application submitted by Bruce Frederick. *See attached comments.*

- Kent Moldovan (no address provided)
- Qui Vo, 2857 E. Detroit Street, Chandler, AZ 85225
- Sanjay Khunkhun, 378 W. Balsam Drive, Chandler AZ 85248
- Timothy Flores, 4264 E. Cherrywood Place, Chandler AZ 85249

A comment was submitted by Mike and Linda Dunn, 38141 N. Dunnbrokus Ranch Rd., San Tan Valley. The comment was received at approximately 7:21 p.m. but did not reference the specific Agenda Item and therefore it was not read out loud. Their comment is attached to the public record.

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

- A. Public Hearing and possible approval of a Series 3 In State Microbrewery license application submitted by Bruce Frederick on behalf of AFT Brewery LLC, 19312 E. Calle de Flores, Queen Creek, AZ 85142.
- B. Public Hearing and possible approval of a Series 12 Restaurant license application submitted by Andrea Dahlman Lewkowitz on behalf of Woodbarn BBQ, 23670 S. Power Road #101, Queen Creek, AZ 85142.
- C. Public hearing for "Empire Point," Case P18-0122, a proposed annexation of multiple parcels totaling approximately 195 acres, located at the northwest corner of Empire Boulevard and Gary Road.
- D. Public Hearing and Possible Action on Ordinance 726-20, Cases P19-0242 and P20-0040, The Academy PAD Rezone and Site Plan, request for a PAD rezone from R1-43 to Medium Density Residential (MDR)/PAD and Site Plan approval for 220 units on approximately 21.73 acres, located east of the northeast corner of Meridian and Combs Roads.

11. Public Hearings: *If you wish to speak to the Town Council on any of the items listed as a Public Hearing, please address the Town Council by sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and*

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whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.

None.

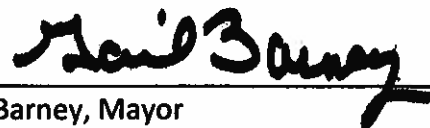
12. Final Action: *If you wish to speak to the Town Council on any of the items listed under Final Action, please address the Town Council by sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

None.

13. Adjournment

The meeting adjourned at 7:35p.m.

TOWN OF QUEEN CREEK



Gail Barney, Mayor

ATTEST:



Maria Gonzalez, Town Clerk

I, Maria 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 May 6, 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 June 3, 2020.



Council Committee Reports (1)

- 04/16 – Valley Metro Board Meeting (Barney)
- 04/16 – Governor’s Office Mayors COVID-19 Update (Barney)
- 04/16 – Maricopa County Public Health COVID-19 Update Call for Municipal Leadership (Barney, Oliphant, Wheatley)
- 04/17 – Quarantine and Domestic Violence - Brain Injury Alliance of Arizona (Brown)
- 04/17 – RLG - COVID-19 and its impact on small business and real estate (Brown)
- 04/20 – Meeting with Warde Nichols (Benning)
- 04/20 – Radio interview on reopening Queen Creek parks (Hoffman)
- 04/20 – Fox 10 interview on reopening Queen Creek parks (Hoffman)
- 04/21 – AZ Commerce Authority - Surviving COVID-19: A Guide to Small Businesses (Brown)
- 04/21 – Phoenix-Mesa Gateway Board Meeting (Barney)
- 04/22 – EDC Meeting (Barney, Oliphant)
- 04/22 – National COVID-19 Briefing Call with State, Local, and Tribal Officials (Barney, Hoffman, Oliphant)
- 04/22 – MAG Regional Council Meeting (Barney)
- 04/23 – Meeting with Warde Nichols (Hoffman)
- 04/23 – COVID-19 Conference Call with Senator McSally (Barney)



Council Committee Reports (2)

- 04/23 – QCBRA & HPEC Meeting (Benning)
- 04/23 – Maricopa County Public Health COVID-19 Update Call for Municipal Leadership (Barney, Benning, Brown, Oliphant, Wheatley)
- 04/27 – CAG Regional Council Briefing (Benning)
- 04/28 – GPEC - Mayors Roundtable (Brown)
- 04/29 – Panel Discussion - Criminal Justice Reform with Maricopa County Attorney Allister Adel (Brown)
- 04/29 - CAG Regional Council Meeting (Benning)
- 04/30 – Meeting with Warde Nichols (Oliphant)
- 04/30 – Conference Call with Congressman Biggs (Barney)
- 04/30 – Maricopa County Public Health COVID-19 Update Call for Municipal Leadership (Barney, Benning, Brown, Oliphant, Wheatley)
- 05/01 – Zoom conference with senior staff on supporting immediate reopening of Queen Creek businesses (Hoffman)
- 05/02 – Conference calls with senior staff and law enforcement on ways to support reopening of businesses (Hoffman)
- 05/05 – League PSMAC Meeting (Wheatley)
- 05/05 – League TIPW Meeting (Brown)



David De Anda <david.deanda@queencreek.org>

Print Please

1 message

Terry Diamond <terry.diamond@queencreek.org>
To: David De Anda <david.deanda@queencreek.org>

Wed, May 6, 2020 at 7:21 PM

Mike and Linda Dunn
38141 N. Dunnbrokus Ranch Rd.
SanTan Valley

Opposed - didn't list what item though

We do not have a microphone or we would speak. In Sun Valley 4 CCR's we have specific easements, one of which this project is encroaching in from the west. This is not legal according to our CC'R. Please look into this! Thank you, The Dunn's

Terry Diamond
IT Program Manager
p: (480) 358-3269
m:(480) 276-3475
e: terry.diamond@queencreek.org
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



E-mails generated by council members, members of Town commissions and committees and by staff and that pertain to Town business are public records. These e-mails are preserved as required by law and generally are available for public inspection. E-mail correspondence is regularly reviewed by members of the public, media outlets and reporters. To ensure compliance with the Open Meeting Law, members of the Town Council, Commissions and Committees should not forward or copy e-mail correspondence to other members of the Council, boards or commissions and should not use reply all when responding to this message. Any questions should be directed to the Town Attorney: (602) 285-5000.



Maria Gonzalez <maria.gonzalez@queencreek.org>

Re: AFT Brewery LLC hearing

Tim Flores <tflores7007@gmail.com>
To: PublicComment@queencreek.org

Tue, May 5, 2020 at 8:55 PM

Dear Members of the Town Council,

My name is Timothy Flores ([4264 E Cherrywood Pl, Chandler 85249](#)) and I would like to submit comments regarding application by Bruce Frederick on behalf of AFT Brewery LLC. Comments may be read in addition to being included as part of the written record.

Nothing hits the spot quite like an ice cold beer on a warm summer day in Arizona. And if it's from a local brewer? It is twice as enjoyable to have a great product *and* support local business. Having tasted samples from AFT, I can say without a doubt that this would be an exceptional addition for consumers to try. I know that I would love to be able to purchase the offerings of this local brewery at different stores or bars and restaurants. I've known Bruce for over 10 years both personally and professionally and what he has done and hopes to do with AFT Brewery is something I think Queen Creek would be proud to call their own. The combination of a great individual with a great product would represent your town very well.

Thank you for your time regarding this matter.

Sincerely,
Timothy Flores



Maria Gonzalez <maria.gonzalez@queencreek.org>

Final action on AFT Brewery LLC liquor license

'Bruce Frederick' via publiccomment <publiccomment@queencreek.org>

Sun, May 3, 2020 at 6:09 PM

Reply-To: Bruce Frederick <morningwood@me.com>

To: publiccomment@queencreek.org

Honorable Mayor and Town Council,

My name is Bruce Frederick owner of AFT Brewery, my home address is [19312 E Calle De Flores, Queen Creek, AZ. 85142](#). These comments can be submitted for written records and do not have to be read.

I would like to clarify our intentions concerning AFT Brewery. We have been residents in the town at our current address since 1986. We want to be a Queen Creek Brewery and with your help we think Queen Creek can become a destination for residents to visit breweries. Brian at Ellsworth shares our goals to have a number of breweries to visit in the Town of Queen Creek.

We are building our business organically and this is very hard in the Brewery business because of the expenses required. We are trying to follow the 12 West Brewery model which is to brew at a location that is not open to the public for consumption, but supplies our tap room and other tap houses, restaurants, as well as guest taps at other breweries. We have no intention of having customers come to the brewery to consume alcoholic beverages on premises. We will not have a patio or a tap room on premises. This is only for brewing and refining recipes for production for off sale only. We have had numerous opportunities to locate in Gilbert, and Mesa, but we want to be a part of Queen Creek and support our community. Because of the current national crisis we have not found a location for our tap room in Queen Creek but fully intend to locate here.

Our mission is to brew craft beer that anyone can enjoy no matter what your taste preference is. If you like a clean lager, english bitter, pale ale, IPA or stout, we have recipes for all. I also brew beer with the fruit from my 40 citrus trees on my property. I have been home brewing since 1993 and have won several awards in local competitions as well as national. I would appreciate the opportunity to share my beer with the community.

Thank you very much for consideration,
Bruce Frederick



Maria Gonzalez <maria.gonzalez@queencreek.org>

Public comment

Sanjay Khunkhun <sanjay.khunkhun@gmail.com>
To: publiccomment@queencreek.org

Tue, May 5, 2020 at 7:41 PM

To whom it may concern:

I support approval of a Series 3 In state Microbrewery license application submitted by Bruce Frederick on behalf of AFT Brewery, LLC. The company produces high quality products and will be an asset to the local market.

Sanjay Khunkhun
378 W Balsam Dr
Chandler, AZ 85248



Maria Gonzalez <maria.gonzalez@queencreek.org>

Brewery

'Kent Moldovan' via publiccomment <publiccomment@queencreek.org>

Tue, May 5, 2020 at 3:49 PM

Reply-To: Kent Moldovan <kmoldo@me.com>

To: publiccomment@queencreek.org

I support local breweries. We need more in the valley, especially in Queen Creek area.

Thanks,
Kent Moldovan

Sent from my iPhone



Maria Gonzalez <maria.gonzalez@queencreek.org>

Public Hearing & Possible approval of a Series 3 In state Microbrewery License for AFT Brewery LLC

Qui Vo <quinvo@gmail.com>

Tue, May 5, 2020 at 1:50 PM

To: publiccomment@queencreek.org

Qui Vo
2857 E. Detroit Street
Chandler, AZ 85225

Dear Town Council,

I have met Bruce several years ago through a mutual friend and had the pleasure of trying several of his beers. He has put in the time and effort to master what is considered one of his passions, crafting beer. Bruce has been doing this for years at home for family and friends. And takes great pride seeing someone enjoying one of his craft beers.

I am a big supporter of local businesses and the sense of community they create therefore I fully endorse a Microbrewery license for AFT Brewery, LLC.

Best Regards,

Qui Vo

****This email can be read at the meeting or submitted as part of the written record.****