



MINUTES
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
September 2, 2020
6:30 PM

1. Call to Order:

The meeting was called to order at 6:48 p.m.

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

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

3. Pledge of Allegiance:

Led by Mayor Barney.

4. Invocation/Moment of Silence:

A moment of silence was held for our communities suffering from the pandemic.

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

A. QC Neighborly Week (September 5-11, 2020)

Mayor Barney read the QC Neighborly Week proclamation. Mayor Barney encouraged residents to be neighborly and come together to help celebrate the Town's 31st Anniversary with a variety of events throughout the month.

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.

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

1. Economic Development Commission (August 26, 2020)

Vice Chair Grant Tayrien gave a brief summary of the August 26th meeting. The Commission discussed the Small Business Grant program; other programs to assist local businesses; the Downtown Core update and a summary of current Downtown projects.

- 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 completing a Request to Speak Card and turn it into the Town Clerk, sending an email to PublicComment@queencreek.org by 6:30 p.m. on September 2, 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:	Robin Benning, Council Member
SECONDER:	Jake Hoffman, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

- A. Consideration and possible approval of Expenditures over \$25,000. (FY 20/21 Budgeted Items)
1. Courtesy Chevrolet - Purchase three (3) Police vehicles and two (2) trucks, includes all upfitting: \$336,000 (Public Works - Fleet)
 2. Roadrunner - Asphalt Pavement and Repair: \$150,000 (Public Works-HURF)

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- B. Consideration and possible approval of the reappointments of David Dobbs, Ashley Fuller, Brady Hamilton, Karl Kleinebreil, Marvin Smith and David Sobeck to the Parks and Recreation Advisory Committee (PRAC).
- C. Consideration and possible approval of the FY21 Parks and Recreation Advisory Committee Work Program.
- D. Consideration and possible approval of the Downtown Arts & Placemaking Sub Advisory Committee Work Plan for FY20-21.
- E. Consideration and possible approval of an amendment to the Town's Operating Budget Reserve Policy to maintain the current level of reserves.
- F. Consideration and possible approval of a Power Distribution Easement, for ED6 Power Service to the Meridian Ranch Water Campus, to be granted to Salt River Project along Meridian Road south of Via Del Jardin and north of Chandler Heights Boulevard.
- G. Consideration and possible approval of a Regional Emergency Medical Transportation Service Agreement with American Medical Response of Maricopa, LLC, and the Town of Gilbert.
- H. Consideration and possible approval of a cooperative purchase agreement through City of Mesa Contract #2018194, with MRM Construction Services for mainline and shortline pavement marking services in an amount not to exceed \$150,000. (FY20/21 budgeted item)
- I. Consideration and possible approval of a Cooperative Purchase Agreement with Ferguson LLC, through the State of Arizona, State Procurement Office contract CTR47692, to purchase MRO Supplies: Industrial, Building, Plumbing, Electrical and HVAC Materials as needed in an amount not to exceed \$350,000 annually. (FY 20/21 Budgeted Item)
- J. Consideration and possible approval of a Cooperative Purchase Agreement with Vertech Industrial Systems, LLC, through the City of Avondale contract 20-180C, to purchase Supervisory Control and Data Acquisition (SCADA) support services as needed in an amount not to exceed \$350,000 annually. (FY 20/21 budgeted item).
- K. Consideration and possible approval of Resolution No. 1364-20 authorizing the early repayment of an interfund loan in the amount of \$7,307,356 and approval of related FY 19/20 budget adjustments of \$6,543,814.

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- L. Consideration and possible authorization to the Town Manager to prepare and submit a letter of support by the Town of Queen Creek for the request by Salt River Project (SRP) for the Town of Queen Creek's support for an extension of time for the Abel – Moody 230kV Transmission Line Certificate of Environmental Compatibility (CEC) approved by the Arizona Corporation Commission (ACC).

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.*

- A. 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 items on the Public Hearing Consent Agenda by completing a Request to Speak Card and turn it into the Town Clerk, 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.*

Mayor Barney opened the Public Hearing. There were no public comments and the Public Hearing was closed.

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

- A. Public Hearing and possible action on Ordinance 736-20, case P20-0092 Katsiris Rezoning, a request by Jessica Sarkissian (Upfront Planning & Entitlements) for a rezoning of approximately 6.63 acres from R1-54 to C-2 (Commercial) for future commercial uses consistent with the General Plan, located south of the southwest corner of Empire Blvd. and Ellsworth Road/Hunt Highway.

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- B. Public Hearing and possible action on Ordinance 737-20, cases P20-0058 and P20-0059 Harvest Station Commercial Rezone and Site Plan, a request by Sean Lake (Pew & Lake) to rezone approximately 12.33 acres from R1-5/PAD (Urban Residential District) to C-2 (General Commercial District) for a shopping center development, located at the southwest corner of Riggs and Gary Roads.
- C. Public Hearing and possible action on Ordinance 738-20, case P20-0079 Harvest Station Multi-Family Rezone, a request by Sean Lake (Pew & Lake) to rezone approximately 12.58 acres from R1-43 (Rural Estate) to High Density Residential (HDR) for a multi-family development, located at the southeast corner of Riggs and Gary 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 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.*

A. 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 completing a Request to Speak Card and turn it into the Town Clerk, 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.*

- A. Consideration and possible approval of Resolution 1366-20 authorizing a drinking water loan agreement for the purchase of Diversified Water Utilities, Inc. with the Water Infrastructure Finance Authority of Arizona (WIFA) and declaring an emergency.

Finance Director Scott McCarty explained that this is the last step needed for the acquisition of Diversified Water. He said we have a willing buyer and a willing seller and the action presented tonight is to approve the loan.

Mr. McCarty provided a brief background of the acquisition which will result in the connection of the two systems which are located adjacent to each other. He highlighted the advantages of consolidating the two systems and said it will also help developers get land developed quicker and more efficiently.

Mr. McCarty outlined the WIFA loan terms which amounts to \$13.3M. He said \$10.3M for the acquisition will be repaid from monthly rates and the \$3M cost to interconnect is expected to come from capacity fees. The loan term is 30 years and because we are connecting two systems and consolidating we are eligible for \$442K in forgivable principal.

Mr. McCarty concluded with the loan timeline and said official ownership will be in early October 2020.

Council thanked staff and the WIFA Board for their efforts and was appreciative of the forgivable principal aspect of the loan. Council stressed the importance of the Town's efforts to acquire economical water sources for our residents.

MOTION:	To approve Resolution 1366-20 authorizing a drinking water loan agreement for the purchase of Diversified Water Utilities, Inc. with the Water Infrastructure Finance Authority of Arizona (WIFA) and declaration of an emergency.
RESULT:	Approved unanimously (7-0)
MOVER:	Robin Benning, Council Member
SECONDER:	Dawn Oliphant, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

13. Adjournment

The Regular Session adjourned at 7:15pm

TOWN OF QUEEN CREEK

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 Regular Session Minutes of the September 2, 2020 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.



Council Committee Reports

- 08/26 – EDC Meeting (Brown, Oliphant)
- 08/26 – MCDPH Weekly Municipalities, Tribal and Partner Webinar (Barney)
- 08/26 – MAG Regional Council Meeting (Barney)
- 08/27 – Filming of Battle of the Badge for Founders’ Day (Barney)
- 08/31 through 09/03 – Virtual AZ League of Cities and Towns Conference (Barney, Benning, Brown)
- 09/02 – MCDPH Weekly Municipalities, Tribal and Partner Webinar (Barney)
- 09/02 – COVID-19 Mayors and County Supervisors call with Senator Sinema (Barney)