



**Regular Session Minutes  
Queen Creek Town Council  
Community Chambers  
20727 E. Civic Parkway  
November, 4, 2020  
6:30 PM**

**1. Call to Order:**

The meeting was called to order at 6:31 p.m.

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

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

**3. Pledge of Allegiance:**

Led by Council Member Hoffman.

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

A moment of silence was held for communities across the Nation that are hurting. There's a lot going on right now and it is important to take time to reflect on how we can support one another.

**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.

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

**1. Parks and Recreation Advisory Committee (October 13, 2020)**

Council Member Benning reported the Parks and Recreation Advisory Committee (PRAC) had received an update on Trunk or Treat activities, including the selection of judges for the costumes, pumpkin and house decorating contests. PRAC continued discussions on businesses operating in the parks and received an update on the design process for the East Park site project. The next meeting is scheduled for January 12, 2021.

**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](mailto:PublicComment@queencreek.org) by 6:30 p.m. on November 4, 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.*

- Michael Lefever, 19025 E Vallejo Street, Queen Creek, submitted a comment regarding the Cloud Road and 188<sup>th</sup> Street development and will be attached to the public record.

**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.*

<b>MOTION:</b>	<b>To approve the Consent Agenda, minus Item C.</b>
<b>RESULT:</b>	<b>Approved Unanimously (7-0)</b>
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Emilena Turley, Council Member
<b>AYES:</b>	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

**A. Consideration and possible approval of expenditures over \$25,000. (FY 20/21 Budgeted Items)**

**1. Allchem - Water Quality and Safety: \$125,000 (Utilities)**

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2. Goodyear Tire Company - Tires for Fleet Services: \$72,000 (Public Works/Fleet)
  3. Harvest QC, LLC - Water Extinguishment Credits: \$386,449 (Utilities)
  4. Motorola - Communications Equipment for the new Fire Apparatus E415: \$59,000 (Fire & Medical)
  5. Sentinel Technologies - Network Security Infrastructure for Police Department: \$150,000 (Information Technology)
- B. Consideration and possible approval of the appointment of Haylie Studebaker, Kristi Davis and David Goldman, and reappointment of Bob Adelfson, Jesse Roth, and Nancie Naylor to the Transportation Advisory Committee.
- C. *Item C was pulled fora separate vote.*
- D. Consideration and possible approval of an Intergovernmental Agreement with the City of Mesa in an amount not to exceed \$22,666 for repairs to Sossaman Road. (FY 20/21 Budgeted Item)
- E. Consideration and possible approval of the "Final Plat" of Fulton Homes Barney Farms Phase 3, a request by Fulton Homes Corporation.
- F. Consideration and possible approval of ten (10) two-year contracts for Appraisal and Expert Testimony services with up to three, one-year renewals, with CBRE Valuation and Advisory, Consultant Engineering, Inc., Dennis L Lopez & Associates, IRR Phoenix, Landpro Valuation, Nagy Property Consultants, Philip M. Barlow & Associates, Sell & Associates, Wayne Harding and Associates, and Zaddack Valuation Advisors, Inc. on an as-needed basis.
- G. Consideration and possible approval of a contract with Queen Creek Irrigation District in an amount not to exceed \$972,033 for design and construction services associated with pipeline relocation at the Meridian Road Phase 3 Improvement CIP project A1505-Phase 3. (FY 20/21 Budgeted Item)
- H. Consideration and possible approval of a contract with Queen Creek Irrigation District in an amount not to exceed \$1,495,564 for design and construction services associated with irrigation system conflict resolution related to improvements for Queen Creek Road - Ellsworth Road to Crismon Road CIP project A1002-Phase 2. (FY 20/21 Budgeted Item.)

- I. Consideration and possible approval of an amendment to Delegation Resolution 1295-19 for the Roosevelt Water Conservation District Pecos Road Reclaimed Water Discharge Project #WW092 in an amount not to exceed \$513,440; and necessary budget adjustments.
- J. Consideration and possible approval of Delegation Resolution 1365-20 authorizing and directing the Town Manager, and/or Utilities Director to take any and all action necessary; and to sign any and all documents, contracts or agreements related to the construction and completion of water and sewer improvements on Schnepf Road (project #: WA250, WA261, WA262, WA270, WA271, WA272, WA273, WA274, WA275, WW270, WW272, WW271) in an amount not to exceed \$9,645,769; and necessary budget adjustments (\$5,991,044).
- K. Consideration and possible approval of Resolution 1378-20 creating Street Light Improvement District Number 130 (No. 2020-021 for Fulton Homes Barney Farms Phase 2).
- L. Consideration and possible approval of Delegation Resolution 1379-20 authorizing and directing the Town Manager, and/or Utilities Director to take any and all action necessary; and to sign any and all documents, contracts or agreement related to the construction and completion of sewer improvements on Meridian Road from Queen Creek to Germann Road (project #WW096) in an amount not to exceed \$2,550,000.00; and necessary budget adjustments.

**Item(s) Pulled From Consent:**

- C. Consideration and possible approval of the Town of Queen Creek's 2021 Legislative Guiding Principles.

<b>MOTION:</b>	<b>To approve the 2021 Legislative Guiding Principles</b>
<b>RESULT:</b>	<b>Approved (6-0)</b>
<b>MOVER:</b>	Emilena Turley, Council Member
<b>SECONDER:</b>	Robin Benning, Council Member
<b>AYES:</b>	Barney, Wheatley, Benning, Brown, Oliphant, Turley
<b>ABSTAIN:</b>	Hoffman

- 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. Presentation by Engineering Wireless Services on cellular connectivity and capacity of the major cellular providers, including current status of small cell architecture, within the Town limits.

Mr. Chris Donnelly, Regional Engineering Manager for Engineering Wireless Services presented the on-street coverage for each Wireless Service Provider for the Town and the results of the signal strength assessment. Observations were discussed and the following recommendations were made: 1) optimization of existing towers (antenna tilts); 2) strategically place new structures in poor coverage areas; and 3) increase tower density in residential areas.

Assistant Town Manager Bruce Gardner introduced the Town's streamlined process for small cell (5g) sites and the opportunity for carriers to reserve placement on the town owned street lights at a one-time fee of \$750 per to help increase signal strength throughout the Town.

Council discussed signal strength, tower capacity and the quantity of cell tower sites in town. They discussed permitting and our 60-day turnaround timeline and asked staff to keep them informed on how we can further streamline the process.

- B. COVID-19 Revenue Update presentation.

Chief Financial Officer Scott McCarty presented the Council with a Financial Market overview, discussed the Town's revenue results and reviewed the next steps.

Mr. McCarty provided an update of received revenues since the pandemic started in March 2020. He said the market results were better than expected and the federal stimulus help tremendously. He reported on the job loss and financial impact to various economic sectors on the local and national level. He said Queen Creek reduced their revenue projections for consumer sensitive areas when the pandemic hit and he gave an in-depth report of our revenue results with a focus on housing starts and sales tax.

Mr. McCarty said Town staff is in the process of updating our 5-Year Operating Budget projections and will continue to analyze monthly activity and will keep Council updated.

Council commended staff for their proactive approach and for the adjustments made to the budget during the pandemic. They were encouraged by the positive results thus far but stressed the need to remain cautious.

- 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](mailto: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](http://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.*

Vice Mayor Wheatley opened the Public Hearing. Hearing no comments, the Public Hearing was then closed.

<b>MOTION:</b>	<b>To adopt the Public Hearing Consent Agenda, less Item E.</b>
<b>RESULT:</b>	<b>Approved Unanimously (7-0)</b>
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Jake Hoffman, Council Member
<b>AYES:</b>	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

- A. Public Hearing and possible approval of a Series 10 Beer and Wine Store Liquor License application submitted by Joey Jerome Danielson on behalf of Fast Market #4597, 21198 E Ocotillo Road, Queen Creek, AZ 85142.
- B. Public Hearing and possible action on P20-0153 Zoning Ordinance Text Amendment, Article 6.12 Recreational Marijuana, a request for Zoning Ordinance Text Amendment to Article 6.12 Recreational Marijuana, and declaring an emergency.
- C. Public Hearing and possible action on cases P19-0191 and P19-0192 U-Haul Conditional Use Permit and Site Plan, a request from Joe Krueger(U-Haul) for a Conditional Use Permit (CUP) for exterior vehicle storage and Site Plan approval on approximately 4.96 acres located south of the southeast corner of Pecos and Power roads.
- D. Public Hearing and possible action on Ordinance 741-20, P20-0062 and P20-0063 QC Station South Phase II Rezone and Site Plan, a request by Seth Keeler (W Holdings) to rezone approximately 12.6 acres from R1-43 (Rural Estate) to C-2 (General Commercial) for a phased retail and office development, located at the southeast corner of Ellsworth Loop and Walnut roads.
- E. Item E was moved to Pulled from Public Hearing Consent for a presentation and vote.
- F. Public Hearing for the “Meridian Annexation”, case P20-0146, a proposed annexation of approximately 131 acres, located east of Meridian Road from Germann Road north to the future State Route 24.

**Item(s) Pulled from Public Hearing Consent:**

E. Public Hearing and possible action on P20-0109 Zimmerman Dairy/ North Creek PAD Rezone, a request from Drew Huseth of Woodside Homes, for a PAD Rezone of approximately 195.1 acres from Agritainment (AT) to 142 acres of R1-5/PAD, 38-acres of MDR/PAD and 15.1 acres of C-2/PAD to allow for a future residential and commercial development located at the southeast corner of Meridian and German roads.

Sarah Clark, Senior Planner presented on the Zimmerman Dairy North Creek PAD, a request by Woodside Homes. The applicant is proposing to rezone 15.1 acres to C-2, 142 acres to R1- 5, and 38 acres to MDR. Sarah reviewed the proposed development plan of two traditional lot configurations in the R1-5 parcels (46'x120" / 60'x135'). In the MDR parcels, the applicant is proposing a single-family detached alley loaded housing product, the first of its kind in the Town. In addition, the applicant is proposing two deviations 1) reduction in lot width from 50' to 46'; and 2) the MDR dimensional standards for the rear setback (garage) from 10' to 3'.

Land Project Manager for Woodside Homes, Drew Huseth presented on the project location and site limits, the zoning request, compatibility to surrounding developments, development plans and residential elevations, phasing plan, and amenity plans.

Council Members Brown and Benning recognized the applicant for their work on the project but voiced concerns from residents on density, traffic impacts and proximity to existing employment uses.

Mayor Barney did not have a problem with density and said the project is compatible with the area.

Council Members Turley and Hoffman liked the project amenities and said the project was compatible with the General Plan and neighboring communities. The project adapted to market needs and provides diversity to the Queen Creek housing market.

Vice Mayor Wheatley wants to see the project through to the end but acknowledged resident opposition regarding lot width increases and density in the area.

Council Member Oliphant said the project was well done and provides a unique option to residents. She said the location at the edge of town near the future highway is a good location for more density.

<b>MOTION:</b>	<b>To approve Case P20-0109 Zimmerman Dairy / North Creek PAD Rezone.</b>
<b>RESULT:</b>	<b>Approved (4-3)</b>
<b>MOVER:</b>	Emilena Turley, Council Member
<b>SECONDER:</b>	Jake Hoffman, Council Member
<b>AYES:</b>	Turley, Hoffman, Oliphant, Barney
<b>NAYS:</b>	Benning, Wheatley, Brown

**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](mailto: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](http://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](mailto: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](http://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 a Standard Design Professional Contract with Perlman Architects of Arizona, Inc. in the Amount Not to Exceed \$207,675 for the Fire Resource / Skills Center Building Design. Project MF011 (FY 20/21 Budgeted Item)

Staff requested this item be continued to the December 2<sup>nd</sup> meeting.



**MOTION:** To continue to the December 2, 2020 Council Meeting.  
**RESULT:** Approved unanimously (7-0)  
**MOVER:** Jeff Brown, Council Member  
**SECONDER:** Jake Hoffman, Council Member  
**AYES:** Turley, Hoffman, Oliphant, Barney, Benning, Wheatley, Brown

**B. Discussion and possible approval of the Queen Creek Police Department Badge and Patch Design. (FY 20/21 Budgeted Item)**

Randy Brice, Police Chief gave a brief monthly update for the period of September through October 2020, highlighting goals and completed activities.

Chief Brice presented on Queen Creek Police Department branding and displayed concepts for the uniform patch design and badges. The patch design elements were based on the previously approved logo. Chief Brice presented three concepts for the badge and said it will need to go out for bid. He discussed color schemes, trends and design elements. Two of the options depicted unique town features on the badge and the third option was a traditional badge. Chief Brice explained that the vendor will work with the general concept that is chosen and provide options with any suggested revisions from Council.

Council discussed their individual preferences for the badge and asked Chief Brice what officers prefer. Chief Brice said the new trend is to incorporate unique features relative to the city on the badge. MCSO Posse Member Dave McCormick, who was in attendance at the meeting, was asked to come to the podium and offer an opinion from an officer's perspective. Mr. McCormick preferred Badge #3, the traditional badge in silver with the American flag.


**MOTION:** To approve the Queen Creek Police Department patch as presented and to approve Badge #2 in silver with the opportunity to make a final approval when options are provided by the vendor.  
**RESULT:** Approved unanimously (7-0)  
**MOVER:** Jake Hoffman, Council Member  
**SECONDER:** Jeff Brown, Council Member  
**AYES:** Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

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**13. Adjournment**

The Regular Session adjourned at 9:45 p.m.

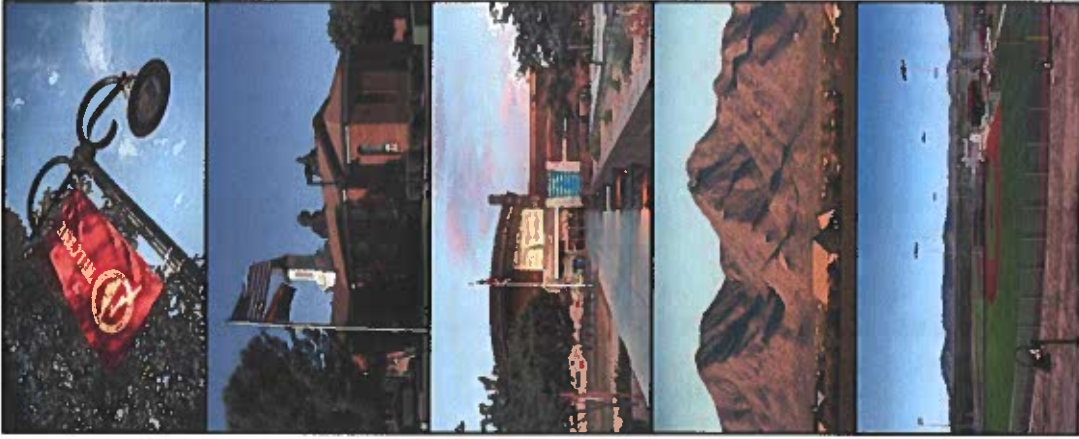
TOWN OF QUEEN CREEK

  
\_\_\_\_\_  
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 Regular Session Minutes of the November 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.



## **Council Committee Reports (1)**

- 10/12 – Meeting with Adam Baugh (Barney)
- 10/13 – QC Chamber Network Luncheon (Oliphant)
- 10/14 – National COVID-19 Briefing Call with State, Local, and Tribal Officials (Barney)
- 10/14 – Pinal County Regional Legislative Forum (Barney)
- 10/14 – Queen Creek Economic Development Program of Work - Virtual Boyette Interview (Turley)
- 10/16 – Trader Joe’s Grand Opening Event (Oliphant)
- 10/19 – PSRB Board Meeting (Barney)
- 10/20 – Phoenix-Mesa Gateway Board Meeting (Barney)
- 10/21 – MCDPH Weekly Municipalities, Tribal and Partner Webinar (Barney)
- 10/21 – MAG Transportation Policy Committee Meeting (Barney)
- 10/23 – Fire Resource Center Discussion with Town Manager John Kross and QCFMD Chief Gray (Hoffman, Turley, Wheatley)
- 10/28 – MAG Regional Council Meeting (Barney)



## **Council Committee Reports (2)**

- 10/30 – 8<sup>th</sup> Annual QCUSD Chili Cook Off (Barney)
- 11/02 – Banner Ironwood Medical Center 4<sup>th</sup> and 5<sup>th</sup> floors Ribbon Cutting (Barney)
- 11/03 – PHX EVP Critical Infrastructure & Transportation Committee Meeting (Brown)
- 11/03 – Zimmerman Dairy Rezone Discussion with Development Services Director Brett Burningham (Brown, Wheatley)
- 11/04 – MCDPH Weekly Municipalities, Tribal and Partner Webinar (Barney)



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**Fw: Objection to Cloud Road and 188th street development**  
2 messages

Roxanne and Mike Lefever <roxianmike@msn.com>  
To: "publiccomment@queencreek.org" <publiccomment@queencreek.org>

Wed, Nov 4, 2020 at 4:00 PM

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From: Roxanne and Mike Lefever  
Sent: Wednesday, November 4, 2020 3:57 PM  
To: erik.swanson@queencreek.org <erik.swanson@queencreek.org>  
Subject: Objection to Cloud Road and 188th street development

Please be advised that as a resident within the Saddlewood Estates Development (Vallejo St. and Sossaman Road) we object to the ingress/egress plan for the planned development at Cloud Road and 188th street.....accessed only through our association along Vallejo St. from Sossaman Road.

The entire process of consideration and recommendation by Planning should be vacated as its consideration was NOT completed within the city's own rules for consideration.

(1) Applicant did not hold a neighborhood meeting as required. (if it attested to doing so that is incorrect)

(2) Applicant did not erect required signage notifying adjacent property owners and associations of the planning commission meeting where the plat would be considered. The most conspicuous signage locations would have been either (a) at the west end of Vallejo St. where applicant proposes to access the new development or, (b) at the intersection of Vallejo St. and Sossaman road; the only access to existing and proposed development.

(3) Applicant did not execute mailing first class notices of planning hearings to adjacent property owners, HOAs etc. This would have been required to those property owners with 900 ft. (at least) and I live within that parameter and did not receive any such mailing. Moreover, I have been unable to find other owners within Saddlewood Estates that received such notice.

The best way to rectify these failures to comply with the Subdivision Ordinance of Queen Creek would be to require applicant to begin again, comply with all ordinances and guidelines. This would allow for the appropriate and required input of adjacent property owners and the impacted Saddlewood Estates development to be incorporated in the planning and approval process.

Thank you for your consideration.

Michael Lefever  
19025 E. Vallejo St.  
Queen Creek, AZ 85142  
602-616-4444  
Lot 9 Saddlewood Estates

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Sarah Clark <sarah.clark@queencreek.org>  
To: Roxanne and Mike Lefever <roxianmike@msn.com>  
Cc: "publiccomment@queencreek.org" <publiccomment@queencreek.org>

Hello,

Thank you for your comment. This will be sent to the appropriate staff members, including Mr. Swanson.

Best,  
Sarah Clark  
[Quoted text hidden]

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Sarah Clark, AICP | Senior Planner/Project Manager, Development Services Department | Town of Queen Creek |  
phone: 480-358-3020 | fax: 480-358-3105 | e-mail: sarah.clark@queencreek.org |  
22358 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org | Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays