



**Regular Session**  
**Queen Creek Town Council**  
Community Chambers, 20727 E. Civic Parkway  
May 5, 2021  
6:30 PM

**1. Call to Order:**

The meeting was called to order at 6:30 p.m.

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

Gail Barney	Mayor	Present
Dawn Oliphant	Vice Mayor	Present
Robin Benning	Council Member	Present
Jeff Brown	Council Member	Present
Leah Martineau	Council Member	Present
Emilena Turley	Council Member	Present
Julia Wheatley	Council Member	Present

**3. Pledge of Allegiance:**

Led by Mayor Barney.

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

A moment of silence was held for our communities across the Nation that are hurting and for our military and those in uniform protecting us.

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

**A. Proclamation: National Small Business Week (May 2-8, 2021)**

Mayor Barney recognized the proclamation for National Small Business Week and stressed the importance of small businesses to our state's economy and our local economy.

**B. Proclamation: Economic Development Week (May 9-14, 2021)**

Mayor Barney recognized the proclamation for Economic Development Week and thanked our Queen Creek Economic Development team for their work fostering a diverse industry base and attracting new businesses for our residents.

**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. Economic Development Commission (April 28, 2021)**

Council Member Wheatley reported that Chad Miller, CEO of Legacy Sports Park in Mesa (just north of Queen Creek), presented an overview of the new sports and entertainment facility scheduled to open January 2022. The Commission also approved a Façade Improvement grant to Premier Learning Academy Preschool in the amount of \$14,222. The next meeting is scheduled for May 26, 2021 at 7:30 a.m.

- 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 May 5, 2021 (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.*

John Shields, 20431 E Bronco Dr., Queen Creek spoke in opposition of land swap between the Town of Queen Creek and Circle K.

- 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</b>
<b>RESULT:</b>	<b>Approved unanimously (7-0)</b>
<b>MOVER:</b>	Julia Wheatley, Council Member
<b>SECONDER:</b>	Robin Benning, Council Member
<b>AYES:</b>	Barney, Oliphant, Benning, Brown, Martineau, Turley, Wheatley

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

- 1. OrangeScreen - Broadcasting and Filming Services: \$38,500 (Communications & Marketing/Police Department)**

- B. Consideration and possible approval for the purchase of vehicles and equipment in the Queen Creek Police department: three police motorcycles, one utility-terrain vehicle, three all-terrain vehicles and associated equipment in an amount not to exceed \$185,000 with LZ Delta, LLC D.B.A. GO AZ Motorcycles through the State of Arizona contract #ADSP018-205712 and related budget adjustments.
  - C. Consideration and possible approval of Job Order Contract #5 using Town of Queen Creek Contract #2019-142 with SD Crane, in the amount not to exceed \$193,980 for carpet replacement in the Municipal Services Building due to end of useful life of materials (MSB, 22358 S Ellsworth Rd). (FY21 Budgeted Item)
  - D. Consideration and possible approval of Project Order Number 006, Amendment #4 for TY LIN International in the amount not to exceed \$248,432.04 for final design services of CIP projects A1505 Meridian Road: Combs Road to Queen Creek Wash and A1507 Meridian Road: Queen Creek Road to Germann Road. (FY20/21 Budgeted Item)
  - E. Consideration and possible approval of the "Final Plats" for Light Sky Ranch Phase 1 & 2, a request by Sandimus LLC and Sandimus Queen Creek LLC.
- 9. 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.*

- A. Public Hearing for P21-0060 Durham Queen Creek Annexation, a Proposed Annexation of Approximately 23 Acres, Located at the Southeast Corner of Ellsworth and Cloud Roads.

Mayor Barney opened the public hearing. The following spoke in opposition of P21-0060 Durham Queen Creek Annexation.

- Christina Kathrein 24520 S 210th Place (WebEx) had concerns regarding traffic, lighting and noise.
- Kevin Aikins, 24514 S 210th Place (WebEx) had concerns regarding the annexation and the change to a commercial zone and traffic.
- Shanda Riggs, 21535 E Excelsior Ave (Email) had concerns on the effect of a rezone in regards to surrounding residents.
- Suzy Lenander, 24615 S 213th Place submitted her comments via WebEx

Mayor Barney closed the public hearing.

Town Manager John Kross explained the two-step process for public hearings. This is the first public hearing and no action and no vote is required. He said we will come back for a second public hearing with an Ordinance and a vote will occur.

- 10. 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.

- 11. 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.

- 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 action on the Town's FY 2021/22 Tentative Budget of \$487.2M and Request to set the Public Hearing for May 19, 2021 for both the Final Budget and the Truth-In-Taxation per requirements under Arizona State Statutes.

Town Manager Kross introduced the budget presentation and thanked staff, Council and the Budget Committee for their work on the budget. He recapped the April 12<sup>th</sup> Budget Committee actions and the separate votes that occurred in relation to placeholders for parks and non-profit funding and the recommended approval of the tentative budget.

Mr. Kross explained that approving the tentative budget is the first step in the budget adoption process and sets the expenditure ceiling. Mr. Kross provided an economic overview of the financial market and future trends; population projections for Queen Creek; new housing starts; and key policy issues in place related to the budget. He outlined the recommended FY21-22 policy decisions: 1) eliminate the \$11M Covid Reserve; 2) set the \$11M primary property taxes and 3) establish placeholders for funding the Master Park Plan. He said the total recommended budget is \$487.2M with

an increase of \$78M relating to infrastructure and the police department transition. Mr. Cross concluded with information on staffing and new positions.

Finance Director Scott McCarty reviewed the operating budget revenues and expenses and the 5-year planning outlook. Mr. McCarty provided detail on the economic recovery from Covid, police department transition, library costs and fully funded pensions. He pointed out the balance that is developing in revenue sources based on sales tax, the economy, and population growth.

Mr. McCarty discussed the Town's primary property tax that is earmarked for public safety. He provided information on the property tax formula and the aggregate impact, individual parcel impacts and assessed values. He said the Town Council sets the levy rate and the recommended rate is \$1.83 with no change from last year.

Mr. McCarty discussed operating expense projections which reflects a 15% increase (\$12M) driven by population increase, creation of the Police Department, additional staff to maintain service levels, new debt for fire stations and roads and increased library costs. The majority of the expenses are for transportation and public safety and align with Council goals.

Mr. McCarty also reviewed Water, Wastewater, Solid Waste, Town Center and Healthcare funds. He summarized Town infrastructure costs including transportation, streets, water, wastewater, fire and law enforcement, and parks and trails, which include the \$15M in placeholders recommended for possible consideration on parks.

Mr. McCarty concluded with a review of debt budget pointing out that 89% of debt will be for transportation, fire and law enforcement. He discussed contingencies funds for carry forward projects and unanticipated expenses.

Council Member Brown (Chair of the Budget Committee) summarized the April 12 Budget Committee meeting where the committee recommended unanimous approval of the Town Manager's FY21-22 budget. He said the committee had further discussion on recommendations for placeholders for the Parks and non-profits and these items were voted on separately passing 2-1. Council Member Brown summarized the Town's sound financial situation and significant budget highlights, in particular the fully funded pension obligations. He thanked Council Members and staff for their work on the budget.

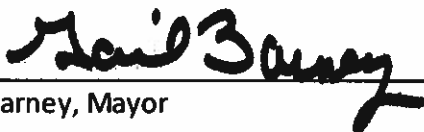
Council discussed the importance of the budget process and noted the Town's past accomplishments in many areas of the budget including the focus on transportation and infrastructure. There was discussion on establishing placeholders for parks versus prioritizing spending.

<b>MOTION:</b>	To approve the Town's FY 2021/22 Tentative Budget of \$487.2M and Request to set the Public Hearing for May 19, 2021 for both the Final Budget and the Truth-In-Taxation per requirements under Arizona State Statutes.
<b>RESULT:</b>	Approved (5-2)
<b>MOVER:</b>	Jeff Brown, Council Member
<b>SECONDER:</b>	Robin Benning, Council Member
<b>AYES:</b>	Barney, Oliphant, Benning, Brown, Wheatley
<b>NAYS:</b>	Martineau, Turley

**13. Adjournment**

The Regular Session adjourned at 8:02 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 May 5, 2021 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:



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

- 04/21 – MAG Transportation Policy Committee Meeting (Barney)
- 04/22 – Valley Metro Board of Directors Meeting (Brown)
- 04/22 – Pinal County STV Complex Ribbon Cutting and Grand Opening Ceremony (Barney)
- 04/23 – Pinal Partnership Breakfast: City Manager Updates (Benning)
- 04/23 – The Burger Trolley Grand Opening Event (Martineau)
- 04/27 – Regional Report: Balancing Arizona’s Water Supply & Demand Webinar (Benning)
- 04/28 – Queen Creek Economic Development Commission Meeting (Turley)
- 04/28 – MAG Regional Council Meeting (Barney)
- 04/28 – CAG Regional Council Meeting (Benning)
- 04/29 – Climate Action: Ensuring Arizona’s Long-Term Water Future Webinar (Benning)
- 04/30 – EVTI Action Subcommittee Meeting (Benning)
- 04/30 – Rep. Andy Biggs Congressional Arts Awards Ceremony (Turley)
- 05/04 – GPEC Virtual Washington, D.C. Day (Barney)
- 05/04 – League Public Safety, Military Affairs and the Courts Policy Committee Meeting (Wheatley)
- 05/05 – League Neighborhoods, Sustainability and Quality of Life Committee Meeting (Benning)
- 05/05 – League Budget, Finance and Economic Development Committee Meeting (Brown)





Maria Gonzalez <maria.gonzalez@queencreek.org>

**May 5th council comments**

Cindy Ensfield <cindy.ensfield@queencreek.org>  
To: Maria Gonzalez <maria.gonzalez@queencreek.org>  
Cc: Terry Diamond <terry.diamond@queencreek.org>

Thu, May 6, 2021 at 7:04 AM

Hi Maria,

This is the information for the person that put comments in for the webex but didn't request to speak:

**Registrant Details**

**First name:** Suzy  
**Last name:** Lenander  
**Phone number:** 1-4808822779  
**Title:**  
**Email address:** [suzynieman@hotmail.com](mailto:suzynieman@hotmail.com)  
**Company:**  
**Address 1:** 24615 S 213th PL  
**Address 2:**  
**City:** Queen Creek  
**State/Province:** AZ  
**ZIP/Postal code:** 85142  
**Country/Region:**  
**Number of employees:**  
**Web domain:** [ip70-163-231-146.ph.ph.cox.net](http://ip70-163-231-146.ph.ph.cox.net)  
**IP address:** 70.163.231.146

**Which agenda item would you like to speak to/provide comments on?:**

**Comments: (Only if you DO NOT wish to speak.):** I want to go on record to express my feelings about having a car dealership on the corner of Cloud and Ellsworth. I am vehemently against this proposal, and I feel that it will degrade the horse property neighborhood nearby.

**Are you in favor of the agenda item or opposed?:**

**Do you wish to speak? (To speak during the meeting, you must Join Event. If you use the audio only with the phone number, you will not be able to speak.):**

Thanks,

**Cindy Ensfield**

IT Project Manager

p: (480) 358-3263

e: [cindy.ensfield@queencreek.org](mailto:cindy.ensfield@queencreek.org)

22358 S Ellsworth Road, Queen Creek, AZ 85142

Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays





TOWN OF  
QUEEN CREEK  
ARIZONA

Emails generated by council members, members of Town commissions and committees and by staff and that pertain to Town business are public records. These emails are preserved as required by law and generally are available for public inspection. Email 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>

---

**NO to rezone!!**

1 message

---

**Shanda Riggs** <shandariggs@hotmail.com>

Wed, May 5, 2021 at 6:31 PM

To: "PublicComment@QueenCreek.org" <PublicComment@queencreek.org>

I respectfully ask the board to vote no to the rezoning proposal on the agenda tonight. I strongly object to the rezoning of that area for the drastic impact that the project would have on surrounding residents. Many of the residents in the area were specifically drawn to the acreage in that region and paid attention to zoning before purchasing their homes. While I support the town of Queen Creek in its efforts to develop, I highly object to the rezoning of this particular area.

Respectfully,  
Shanda Riggs  
[21535 E. Excelsior Ave.](#)