



MINUTES

Regular Session

Queen Creek Town Council

Community Chambers, 20727 E. Civic Parkway

May 19, 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 men in women in uniform, firefighters and police.

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

A. Proclamation: Public Works Week (May 16-22, 2021)

Mayor Barney proclaimed May 16-22, 2021 as Public Works Week and recognized the hard work and dedication of our public work professionals.

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 (PRAC) - May 11, 2021

Committee Chairman David Dobbs provided an update on the Arizona Soccer Club season report; the FY21-22 PRAC Workplan; park rules and regulations; and the Parks Masterplan. The next meeting is August 10, 2021.

2. Downtown Arts & Placemaking Advisory Subcommittee - May 13, 2021

Council Member Benning provided an update on an inventory of current public art; the Arizona Passport Project; and the Shop QC Bag project. He said the subcommittee is seeking additional members and those interested can apply online. The next meeting is June 10, 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 by 6:30 p.m. on May 19, 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.*

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:	Julia Wheatley, Council Member
AYES:	Barney, Oliphant, Benning, Brown, Martineau, Turley, Wheatley

A. Consideration and possible approval of the April 7, 2021 Regular Session Minutes.

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

1. Sunrise Engineering - civil engineering plan review services: \$50,000 (Development Services)
 2. Instrumentation & Controls - well equipment: \$80,000 (Utilities)
- C. Consideration and possible approval of the reappointment of Brian McKean and Gordon Mortensen to the Economic Development Commission.
 - D. Discussion and possible approval of the 2021-2026 Town of Queen Creek Corporate Strategic Plan.
 - E. Consideration and possible approval authorizing the Mayor and Town Manager to sign the Audit Engagement Letters for the Town's Fiscal Year 2020-21 Financial Audit.
 - F. Consideration and possible approval of the Intergovernmental Agreement (IGA) with the Town of Gilbert for fire support services, on an as-needed basis, in an amount not to exceed \$30,000. (FY 21/22 Budgeted Item)
 - G. Consideration and possible approval of an Intergovernmental Agreement with the Queen Creek Unified School District for a School Resource Officer (SRO).
 - H. Consideration and possible approval of an Intergovernmental Agreement between the State of Arizona and the Town of Queen Creek in an amount not to exceed \$1,306,224 (ADOT \$768,152 Town \$538,072) to construct a multi-use path along the Queen Creek Wash (Wash) beginning near the Crismon Road alignment, extending east along the Wash to Rittenhouse Road and south from the Wash path along the Signal Butte alignment and terminate north of Riggs Road.
 - I. Consideration and possible approval of a Job Order with MGC Contractors, Inc. in an amount not to exceed \$156,621 for the construction of electrical room enclosures for Shea and Pecan South Well Sites Electrical Rooms. (FY 20/21 Budgeted Item)
 - J. Consideration and possible approval of the Cooperative Purchase Agreement with Hughes Fire Equipment, Inc. through the NPPGov Contract for the acquisition of a replacement fire apparatus in the amount of \$795,658.00, and related budget adjustments.
 - K. Consideration and possible approval of a one-year custodial services contract, with up to four possible one-year renewals, with PBC Phoenix Incorporated DBA Commercial Cleaning Systems (CCS) in an amount not to exceed \$500,000 on an annual basis for custodial services. (FY 21/22 Budgeted Item)
 - L. Consideration and possible approval of Resolution 1408-21 modifying Assessment Nos. 19.02 and 19.03 for Improvement District No. 001 of the Town of Queen Creek, Arizona.

- M. Consideration and possible approval of Resolution 1409-21 designating the Town's Finance Director as the Chief Fiscal Officer (CFO) for purposes of submitting the Town's Annual Expenditure Limitation Report to the Auditor General for fiscal year 2020-21.
- 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 on Regional Strategies to Address Homelessness by Amy St. Peter and Anubhav Bagley - Maricopa Association of Governments (via WebEx).

Regional Analytics Director Anubhav Bagley reviewed emerging trends in the economy and housing. He reported a 35% increase in unemployment in the Phoenix area and outlined the benefits paid out by zip code. He said low-wage workers were adversely impacted.

Mr. Bagley outlined the shift in the housing market and said there is 13.8% increase in median housing sale prices in Phoenix. He compared data in Queen Creek with the data in the Phoenix area. In Queen Creek, sales under \$200K have decreased by 60% in the past ten years and availability of apartment units in Queen Creek with rent under \$1000 has decreased more than 90% in the past 10 years. Mr. Bagley reviewed income spent on housing, vulnerable housing and eviction trends by geographic area.

Deputy Director Amy St. Peter presented information on homelessness strategies. She said the focus is on a coordinated regional approach to reduce homelessness, increase assistance and to strengthen the safety net for all people.

Ms. St. Peter thanked the many partners who work on this issue and outlined the timeline and steps to address rising homelessness. She discussed the in-depth regional strategies, which focus on unified planning using current local data. She said the implementation plan might be different for each community. The final approval of the strategy portfolio is underway and Ms. St. Peter announced a capstone event on June 10, from 2-4 p.m. to launch implementation plans.

Council thanked them for the presentation and appreciated the information specific to Queen Creek.

Council Member Benning asked for more information on the map, which displayed vulnerable households in Queen Creek in relatively low-density areas. Mr. Bagley said he would look at the data and report back to Council.

Council Member Wheatley asked what roles non-profits and service based organizations are committed to providing on a local level. Ms. St. Peter said they are ready to assist on a broad range of help and services and we work closely with the non-profits.

C. Maricopa Association of Governments (MAG) Regional Transportation Plan Update & Draft Scenarios

Heather Wilkey, Intergovernmental Relations Manager, provided a brief overview of voter-approved Proposition 400, which dedicates half-cent sales to transportation needs in the Valley. The proposition is a 20-year initiative and is set to expire in 2025. Ms. Wilkey said the Town originally submitted 54 projects as part of the full needs catalog, totaling \$441M for arterials and trails and \$114M for State Route 24, addressing the community needs for the next 20 years.

Ms. Wilkey explained the steps in the MAG evaluation process for selecting projects of regional significance. She said Queen Creek had 33 of our projects move forward, with opportunity for more projects to be included in the future programming. She explained that the plan is now at Step 4 of the process, which has two scenarios programmed at both a half-cent and a full cent. She provided details of capital investments (labeled New Capacity and System Optimization) for each scenario and explained how Queen Creek's projects would fall under each scenario.

Ms. Wilkey said key highlights for Queen Creek are that freeway needs are met with the SR-24 full construction to Ironwood included in all scenarios for a total of \$105M; and a minimum of nine guaranteed QC arterial projects totaling \$119M.

Ms. Wilkey said MAG will perform an air quality analysis on all projects and take the next steps to place a question on the November 2022 ballot for voters. She asked the Council to consider feedback on the scenarios and plans.

Council Member Brown asked about a hybrid approach and if there is still the ability to suggest changes. Ms. Wilkey said yes, there is time for communities to submit priorities that are not included on the plan and Queen Creek will submit an arterial widening program.

Council Member Brown discussed the full cent and half cent tax options; gasoline taxes; limiting costly transit options and the need to keep up with transportation funding.

Council Member Benning asked if the funding is only for lane miles or will options include other infrastructure such as sidewalks, landscaping, and associated improvements. Ms. Wilkey said there is possibility for bicycle lanes or trails to fall into the active transportation group in the System Optimization model; but it will likely be considered a local responsibility.

D. Police Department Status Report/Update

Police Chief Randy Brice provided an update on monthly activity and goals for the Queen Creek Police Department. He provided information on recruitment and training; progress of the fleet vehicles; policy and code updates; and various hardware and software programs that will benefit the department.

Chief Brice discussed space allocation and said the department will start by utilizing the Historic Town Hall building. He discussed partnerships and collaborations and highlighted a site visit to City of Menifee, CA, which is similar to Queen Creek in regards to demographics and their experiences with the start-up of a new department. Chief Brice summarized the monthly outreach campaign and highlighted new outreach videos for recruitment.

Council Member Brown read a positive social media post between the Menifee Police Chief and some town residents in regards to the Queen Creek Police department's recent visit.

Mayor Barney thanked the Chief and his staff for their hard work on the establishment of the new police department.

10. 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. Discussion and possible action on P21-0025 Acero Queen Creek Site Plan, a request from Andrew Busching of IDM Companies for Site Plan approval of a 476-unit multi-family development on a 24.25 acre site, located west of the southwest corner of Ellsworth and Queen Creek roads.

Mayor Barney stated that this item is on the agenda at the request of Council Members Benning and Brown, and is administrative only. He said a presentation is not necessary.

Council Members Brown and Benning expressed their appreciation to the applicant for making adjustments to improve the project. They said that even though items were addressed, the residents still had concerns about height and overall density.

MOTION:	To approve P21-005 Acero Queen Creek Site Plan
RESULT:	Approved (5-2)
MOVER:	Emilena Turley, Council Member
SECONDER:	Julia Wheatley, Council Member
AYES:	Barney, Oliphant, Martineau, Turley, Wheatley
NAYS:	Benning, Brown

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. 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 comments from the public or Council 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:	Robin Benning, Council Member
AYES:	Barney, Oliphant, Benning, Brown, Martineau, Turley, Wheatley

- A. Public Hearing and possible action on Ordinance 755-21, case P20-0206 Power and Chandler Heights Center, a request by Wendy Riddell, (Berry Riddell, LLC) for a rezoning of approximately 4.98 acres from R1-43 (Rural Estate) to C-2 (General Commercial) for future commercial uses consistent with the General Plan, located north and east of the northeast corner of Power and Chandler Heights roads.
- B. Public Hearing and possible action on P21-0021 Costco Fuel Station Conditional Use Permit, a request from Andrea Urbas of MG2 for Conditional Use Permit approval for a fuel station located at the northwest corner of Ellsworth and Queen Creek roads.

Note: Item 11B required 6 of 7 votes to pass.

12. 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. Public Hearing and possible action on the increase in the primary property tax levy dedicated for public safety purposes, setting the property tax levy assessment date for June 2, 2021, pursuant to Truth in Taxation requirements. Although the property tax rate of \$1.83 per one-hundred dollars of assessed valuation would not change, the total amount the Town will collect in property taxes increases for next fiscal year due to changes in property valuation and new construction added to the property tax rolls.

Town Manager John Kross introduced Deputy Finance Director Dan Olsen, and thanked him and his team for their work throughout the budget process.

Mr. Olsen provided an overview of the process for adopting the annual budget and tax levy. He said a Truth in Taxation Public Hearing for the property tax levy increase is a requirement and requires a roll call vote. The proposed motion is to approve the property tax levy increase of \$494, 666 dedicated for public safety and to set the final property tax levy assessment date for June 2, 2021, where it will be approved by Ordinance.

Mr. Olsen reviewed the primary property tax levy for EMS Funds (fire/public safety) which was voter approved in 2007 and set at \$1.95 at that time. Mr. Olsen said that that it stayed at \$1.95 until last year, when Council reduced it to \$1.83. He added that Queen Creek does not have a secondary property tax. Mr. Olsen reported on public safety revenues and expenses and outlined expected future expenses based on growth. He discussed FY21-22 assessed property values and the property tax revenue formula. He explained that even though the tax rate remains unchanged at \$1.83 per \$100 of assessed value, the appreciation of property values will result in more revenue, which is why the "Truth in Taxation" is required.

Mayor Barney opened the public hearing. There were no comments and Mayor Barney closed the public hearing. Town Clerk Maria Gonzalez took a roll call vote.

MOTION:	To approve the property tax levy increase of \$494,666 dedicated for public safety and set the final property tax levy assessment date for June 2, 2021 pursuant to Truth and Taxation requirements.
RESULT:	Approved (5-2)
MOVER:	Jeff Brown, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Barney, Oliphant, Benning, Brown, Wheatley
NAYES:	Turley, Martineau

- B. Public Hearing on the Town's FY 2021/22 Final Budget.

Mayor Barney outlined the steps required for adopting the Town's annual budget.

Deputy Finance Director Dan Olsen gave a brief overview of the FY21-22 annual recommended budget totaling \$487.2M. He stated that increase (19%) is mainly for infrastructure and the new police department. Mr. Olsen outlined the budget structure and explained restricted revenue sources. He reported that the five-year budget is balanced and revenues exceed expenses. Mr. Olsen said at end of the fiscal year we are projecting a balance of \$87.7M and after our reserve policy, we will have \$6.5M to use for Town Council discretion.

Mayor Barney opened the public hearing. There were no comments and Mayor Barney closed the public hearing.

13. Adjournment of the Regular Session:

The Regular Session adjourned at 8:18 p.m.

1. Call to Order of the Special Session:

The Special Session was called to order at 8:19 p.m.

2. Roll Call:

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. Final Action:

- A. Discussion and possible action on Resolution 1410-21 adopting the FY 2021/22 Final Town Budget.

Mayor Barney explained that the Public Hearing was just held during Regular Session and at this time, the Council will consider taking action to adopt the budget.

MOTION:	To approve Resolution 1410-21 adopting the FY 2021/22 Final Town Budget.
RESULT:	Approved (5-2)
MOVER:	Jeff Brown, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Barney, Oliphant, Benning, Brown, Wheatley
NAYES:	Turley, Martineau

4. Adjournment of the Special Session:


The Special Session adjourned at 8:21 p.m.

TOWN OF QUEEN CREEK



Gail Barney, Mayor

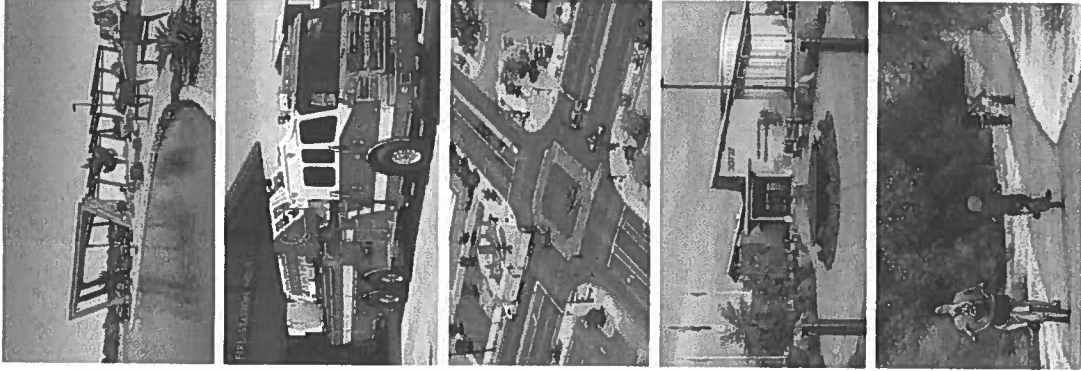
ATTEST:



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 May 19, 2021 Regular and Special 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

- 05/06 – GPEC Mayors & Supervisors Council Meeting (Oliphant)
- 05/06 – East Valley Mayors’ Luncheon (Barney)
- 05/07 – Uppitter Tour (Barney, Benning, Brown)
- 05/10 – Quarterly Meeting with Supervisor Goodman (Barney, Brown)
- 05/10 – Kyle Center for Water Policy Webinar (Benning)
- 05/11 – Queen Creek Parks & Recreation Advisory Committee Meeting (Benning)
- 05/11 – QCUSD Employee Years of Service and Retirees Ceremony (Brown)
- 05/13 – American Leadership Academy, Queen Creek 7-12 Campus Tour (Oliphant)
- 05/13 – State & Local Officials Webinar: Confronting Extremism at the Municipal Level (Benning)
- 05/13 – PHX EVP 2021 Annual Meeting (Barney)
- 05/13 – Downtown Queen Creek Arts & Placemaking Advisory Subcommittee Meeting (Benning)
- 05/14 – What’s Happening at our State Legislature relating to Pinal County? – A Legislative Discussion with Representative David Cook and Senator TJ Shope (Brown)
- 05/14 – League Arizona Cities and Towns Executive Committee Meeting (Barney)
- 05/18 – Phoenix-Mesa Gateway Airport Authority Board of Directors Meeting (Barney)
- 05/19 – Gilbert Public Safety Training Facility Dedication Ceremony (Barney, Benning, Brown)
- 05/19 – Gilbert Public Safety Training Facility Tours (Benning, Brown)
- 05/19 – MAG Transportation Policy Committee (Barney)
- 05/19 – PRTA Board of Directors Meeting (Benning)