



MINUTES

Regular Session

Queen Creek Town Council

Community Chambers, 20727 E. Civic Parkway

August 18, 2021

6:30 PM

1. Call to Order:

The meeting was called to order at 6:36 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. Pledge of Allegiance:

Led by Mayor Barney.

4. Invocation/Moment of Silence:

A moment of silence was held for first responders and men and women in uniform that are keeping our country safe.

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

A. Arizona Planning Association (AZPA) Award

Mayor Barney announced that Steve Sossaman received the Distinguished Public Official Award from AZPA and presented a video outlining the award and the contributions Mr. Sossaman has made in Queen Creek.

Mayor Barney and the Council recognized Mr. Sossaman as a founding father for the Town; 25 years of service on the Planning & Zoning Commission; and for his key involvement with the agritainment district in Queen Creek. Mr. Sossaman was invited to the dais for photos with the Council.

B. Queen Creek Heat Recognition

Mayor Barney recognized all three teams of QC Heat Softball for winning district championships.

Minors (ages 8-10) came in second place for the State. Manager Tristan Jorgenson and Assistants Dominick Martinez & Ryan Mach joined their team for photos with Council.

Junior Majors (ages 9-11) came in second place for the State. Manager Jared Whitehurst and Assistants Will Gidens & Kelley Krauter joined their team for photos with Council.

Majors (ages 11-12) came in fourth place for the State. Manager Gabriel Carrillo and Assistants Cris Figueroa & Jason Sherman joined their team for photos with Council.

C. Queen Creek Little League Recognition

Recognition for QC Little League is postponed to the September 15 meeting.

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 (August 10, 2021)

Council Member Benning provided the update. The committee discussed a potential new program to honor Queen Creek residents who have made a positive impact on parks and recreation. The committee also heard the QC Heat Softball year-end report, Recreation Survey results and an update on public park rules and regulations. The next meeting is scheduled for November 9, 2021.

2. Transportation Advisory Committee (August 12, 2021)

Chairman Spencer Hale provided the committee report virtually. The committee heard updates on new CIP projects; the 2020 Transportation Master Plan Update; State Route 24 progress (on track for opening in Fall 2022); and a presentation on traffic signal optimization. Mr. Hale thanked Council for making transportation a priority for Queen Creek and staff for their expertise to put funds to good use.

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*

**Queen Creek Town Council
Regular Session Minutes
August 18, 2021
Page 3 of 9**

PublicComment@QueenCreekAZ.gov by 6:30 p.m. on August 18, 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:	Emilena Turley, Council Member
SECONDER:	Julia Wheatley, Council Member
AYES:	Barney, Oliphant, Benning, Brown, Martineau, Turley, Wheatley

- A. Consideration and possible approval of the August 4, 2021 Regular Session Minutes.
- B. Consideration and possible approval of Expenditures Over \$25,000. (FY 21/22 Budgeted Items)
 - 1. Zoll Medical Corporation - X-Series Advanced Manual Monitor/Defibrillators (AED): \$454,245 (Fire & Medical)
 - 2. Granicus - Annual Support for Meeting Management Software and Town Website: \$37,000 (Workforce Technology)
 - 3. Motorola - Mobile APX8500 all band mobile radios and related software, warranties, services/programming, and equipment: \$59,000 (Police)
 - 4. RDO and RFO John Deere Equipment - Replacement Equipment: \$249,189 (Public Works - Grounds, Streets) and \$199,504 (HPEC)
 - 5. RWC International - Town-Wide Replacement Vehicles: \$364,611 (Public Works - Streets, Utilities - Water)
 - 6. Bingham - Town-Wide Replacement Equipment: \$44,569 (Public Works - Streets)
 - 7. Empire CAT - Town-Wide New Equipment: \$29,632 (Public Works - Facilities)

**Queen Creek Town Council
Regular Session Minutes
August 18, 2021
Page 4 of 9**

- C. Consideration and possible approval of the reappointment of Allison Brague and Justin Bartes to the Board of Adjustment.
- D. Consideration and possible approval of the appointment of Lisa Dalton to the Downtown Arts & Placemaking Sub Advisory Committee.
- E. Consideration and possible approval of the following FY 21/22 Budgeted On-Call Project Orders with Sunrise Engineering:
 - 1. Consideration and possible approval of an On-Call Project Order with Sunrise Engineering in an amount not to exceed \$34,411 for Engineering Services for the equipping of Combs Ranch Well (WA277), and necessary budget adjustments.
 - 2. Consideration and possible approval of an On-Call Project Order with Sunrise Engineering in an amount not to exceed \$31,023 for Engineering Services for the equipping of Quail Ranch Well (WA276), and necessary budget adjustments.
 - 3. Consideration and possible approval of an On-Call Project Order with Sunrise Engineering in an amount not to exceed \$34,383 for Engineering Services for the design of the new entry access for the Gantzel Well Tank and Booster Site. (FY 21/22 Budgeted Item)
- F. Consideration and possible approval of a Professional Services Contract with Clear Creek Associates in an amount not to exceed \$160,772 for the completion of the assessment of feasibility and potential capacity of groundwater recharge at the Meridian Recharge Site through site characterization and pilot testing; and necessary budget adjustments (WW640).
- G. Consideration and possible approval of a Job Order Contract (JOC) work order with MR Tanner to correct the negative offset for the north and southbound left turning lanes at the Ocotillo Road and Ellsworth Loop Road Intersection (CIP Project TC014) in an amount not to exceed \$476,000 (FY 21/22 Budgeted Item).
- H. Consideration and possible approval of Delegation Resolution 1386-21 Amendment 1 authorizing and directing the Town Manager and/or Department Director to take any and all action necessary; and to sign any and all documents, contracts, or agreements for roadway construction, utility construction, and additional construction related services for CIP Project A1505 Meridian Road: Combs Road to Queen Creek Wash in an amount not to exceed \$5,632,656 (FY 21/22 Budgeted Item).
- I. Consideration and possible approval of an Amendment to Delegation Resolution 1404-21 authorizing and directing the Town Manager and/or Department Director(s) to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to Phase 1 and Phase 2 (construction and completion) of Queen Creek Road: Ellsworth to 206th Place (CIP Project #A0210) (The "Project") in an amount not to exceed \$3,300,000 (FY 21/22 Budgeted Item).

**Queen Creek Town Council
Regular Session Minutes
August 18, 2021
Page 5 of 9**

- J. Consideration and possible approval of Resolution 1422-21 declaring official intention to be reimbursed in connection with one-time back capital charges and 9(d) debt associated with the acquisition of Non-Indian Agricultural Priority Water from the Central Arizona Water Conservation District in an amount not to exceed \$8,200,000.
- K. Consideration and possible approval of Resolution 1423-21 declaring certain right-of-way located in the Town and described as a Vehicular Non-Access Easement along the Ellsworth Loop right-of-way is no longer necessary for public use.

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@QueenCreekAZ.gov (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 QueenCreekAZ.gov/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 from Council and the public hearing was closed.

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

- A. Discussion and possible action on Ordinance 761-21, Case P21-0134 Drive-Thru Conditional Use Permit, an amendment to the Zoning Ordinance Section 1.14, Definitions, Table 4.6-1, Permitted Uses, and Section 6.5, Supplemental Use Regulations, requiring a Conditional Use Permit for drive-thru restaurants that are located within 1,200-feet of a residential zoning district. **(A continuance to September 15, 2021 is requested and granted.)**
- B. Public Hearing and possible approval of a new Series 012 Restaurant Liquor License application submitted by Cory Dean Farley on behalf of Lone Spur Cafe Queen Creek, 22002 S. Ellsworth Road, Queen Creek, AZ 85142.

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@QueenCreekAZ.gov (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 QueenCreekAZ.gov/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. Options to Fund the Parks Master Plan

Finance Director Scott McCarty provided information on funding options based on the results of the Citizens Park Survey presented at the last Council meeting.

Mr. McCarty reviewed the adopted level of services for park acres and said the 2018 Adopted Master Plan aspires to reach 51 park acres per 10K population. He said the current level of services is 26 acres. He outlined requirements and costs to meet the buildout projections and said it will take 20 + years to attain the recommended levels of services.

Mr. McCarty said funding sources will come from impact fees and the operating budget and no new taxes will be created. He said that staff focused on the next 10 years with an approach to fund capital and operating costs to catch up on levels of service allowing for construction of 235 new park acres. A placeholder is recommended for the next 10 years to keep up and create capacity for future costs.

Mr. McCarty discussed optimal park sizes of 80-90 acres with 30 acres funded from impact fees. He broke out construction costs and funding sources for a menu of options for each park, the aquatic center and the multi-generational center based on the priorities of the citizen survey. He also provided sequencing of costs for years 1-10.

Mr. McCarty discussed the operating budget capacity and outlined future projections showing the new park costs. He explained that capacity was intentionally created to account for park expenses and said the funding for parks will not squeeze from other parts of the budget. Mr. McCarty said the Town would maintain operating budget liquidity target levels and debt coverage ratio numbers while funding the parks.

Mr. McCarty concluded with a breakdown of policy decisions for Council to consider:

1. Programming of East Park, Multi-generational Center or Aquatic Center (or both)
2. Complete Mansel Carter Park – Phase 2
3. Funding Recommendations (10-year plan and create placeholder for future Master Plan expenses)

4. Update the Master Plan (determine if there is even enough land available to purchase to meet the 51 acres)

Council commented that the time for building parks is now, based on the citizen survey and the fact that other master plans have been addressed.

Council Member Martineau was opposed to large debt for parks and questioned the Town's role in building parks. She feels that the aquatic center is too expensive.

Council Member Benning was in support of funding for parks at this time. He said it is part of the vision for the community and is what the residents want.

Vice Mayor Oliphant said this is what residents want based on the Town's General Plan and the recent survey. She is comfortable moving forward to the next phase and is in support of funding the parks.

Council Member Brown is in support of moving forward on parks. He said the level of service per acre was already scaled-back from 60 to 51 and we have a commitment to residents.

Council Member Wheatley was in favor of the funding plan and the future placeholders. She said it is time to catch up on funding parks so the gap does not widen.

Council Member Turley would like a more conservative approach. She wants to consider smaller parks so we can fully fund a 30-acre park with impact fees. She also wanted to consider public/private partnerships for the Aquatic Center or Multi-generational Center.

Mayor Barney said we all have the best interest of Queen Creek at heart and said we approved the 80- acre site (East Park) and we need to see that through.

There was consensus on the benefit of considering public/private partnerships and Council asked what smaller 30-acre parks spread through the community would look like in regards to amenities.

Mr. McCarty said, for perspective, Desert Mountain Park is approximately 30 acres; Mansel Carter Park is 50 acres and East Park is 85 acres. He said more amenities can be offered with larger parks.

Council Member Brown recommended that staff start with East Park because the Town owns it and we have already done some engineering work. Council's consensus was for staff to focus on East Park next.

Town Manager John Kross said he appreciates the direction from Council.

Mr. McCarty concluded by thanking Council and saying the next steps would involve sequencing.

B. Police Department Status Report

Police Chief Randy Brice presented the August monthly report and updated Council on recruitment, training and the hiring process. He provided information on the Records Management System (RMS) implementation and said an IGA will be ready for the next Council meeting. He concluded with outreach efforts and social media activities for the department and highlighted some of the videos that the team has posted.

C. Proposed revisions to the Town Code related to transitioning to the Queen Creek Police Department

Police Chief Randy Brice outlined proposed revisions to the Queen Creek Town Code Chapter 4- Police Department and Chapter 9 – Offenses. He said QCPD worked with Legal and other Town departments to review existing codes to simplify and reorganize subject matter. The goal was to put everything that was enforceable in one place and separate offenses and enforcement from procedures and policies. They also made changes to provide appropriate penalties, not over-regulate and eliminate inconsistencies and duplication. Chief Brice said final presentation will go to Council for adoption in September.

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@QueenCreekAZ.gov (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 QueenCreekAZ.gov/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.*

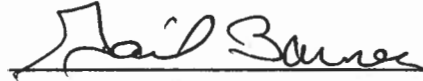
A. None.

13. Adjournment

The Town Council reconvened to Executive Session at 8:33 p.m. The Regular Session adjourned at 9:23 p.m.

**Queen Creek Town Council
Regular Session Minutes
August 18, 2021
Page 9 of 9**

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 August 18, 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: September 15, 2021

Council Committee Reports



- 08/05 – Sidewalk Coffee & Bagel Grand Opening/Ribbon Cutting Ceremony (Oliphant, Martineau)
- 08/06 – East Valley Transportation Infrastructure Action Subcommittee Meeting (Benning)
- 08/10 – Quarterly Meeting with Pinal County Supervisor Mike Goodman (Oliphant, Brown, Wheatley)
- 08/10 – Queen Creek Chamber of Commerce Network Luncheon (Oliphant)
- 08/10 – Queen Creek Parks and Recreation Advisory Committee Meeting (Brown, Benning)