



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, April 6, 2022
6:30 PM

1) **Call to Order:**

The meeting was called to order at 6:35 p.m.

2) **Roll Call:**

PRESENT:

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

Mayor Barney and Council Member Oliphant participated remotely via WebEx.

3) **Pledge of Allegiance:**

Led by Vice Mayor Brown.

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

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

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

5.A) Proclamation - Child Abuse Prevention Month

Council Member Martineau read the proclamation to recognize April as Child Abuse Prevention Month. Council presented the proclamation to Ms. Jessica Nicely, CEO and Founder of Winged Hope Family Advocacy Foundation.

5.B) Proclamation - Week of the Young Child

Vice Mayor Brown read the proclamation recognizing April 2-8 as the Week of the Young Child. Council presented the proclamation to First Things First Southeast Maricopa Regional Partnership Chair, Shiloh Murillo. Ms. Murillo gave a brief overview of early childhood programs and services.

5.C) Proclamation - Driving Awareness Month

Vice Mayor Brown read the proclamation for Driving Awareness Month.

6) **Committee Reports:**

- 6.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 summery unless the specific matter is properly noticed for legal action.

Committee Reports 

See attached report.

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

1. Economic Development Commission (March 23, 2022)

Council Member Whealey provided the update on the March 23 meeting. The Commission heard reports from Planner Evan Balmer on an update on General Plan Amendments and Deputy Finance Director Dan Olsen spoke on the Permanent Base Adjustment that will be on the August 2, 2022 Primary Election ballot. The Economic Development Summit is on April 14, 2022 and the next meeting is scheduled for May 25.

7) **Public Comments:**

Andrea Gillispie, 19738 E Augustus Ave, Queen Creek, owner of several daycare/child care centers, raised awareness on the childcare crisis in Queen Creek and advocated on behalf of families struggling to find daycare in the area.


Assistant Town Manager Bruce Gardner read a public comment received by Autum Rosenberger, 1493 E Lobo St, San Tan Valley in opposition to rezoning land to Urban Employment. The following were present and also spoke in opposition of the LG Plant:

- Lisa Horn, 43177 N Coyote Rd, San Tan Valley spoke in opposition of the LG Plant.
- Ellen Gross, 19336 E Timberline Rd, Queen Creek spoke in opposition of the lithium battery plant.
- Linda Manning, 18734 E Kingbird Drive, Queen Creek spoke in opposition of the LG plant.
- Linda Doty, 20379 E Appaloosa Drive, Queen Creek spoke in opposition of the LG plant.

8) **Consent Agenda:**

- 8.A) Consideration and possible approval of the March 16, 2022 Regular Session minutes.

Staff Report 

Minutes 03-16-22.pdf 


- 8.B) Consideration and possible approval of Expenditures over \$25,000. (FY 21/22 Budgeted Items)

Staff Report 

April 6, 2022 Expenditures over \$25k.pdf 

- 8.C) Consideration and possible approval of the "Final Plat" for Ironwood Commercial Two, a request by Ironwood Commercial LLC.

Staff Report 

Aerial Map - Ironwood Commercial Two.pdf 

Final Plat - Ironwood Commercial Two.pdf 

- 8.D) Consideration and possible approval of a professional services contract with 65 North Group, LLC in an amount not to exceed \$54,093 to review the Town's current inventory management policies, procedures and internal controls (FY 2021/22 Budget Item).

Staff Report 

Professional Services Contract 65 North Group, LLC. 

- 8.E) Consideration and possible approval of authorization for the Town Manager and Town Attorney to take all necessary actions and execute any necessary agreements with Western Area Power Administration (WAPA) in relation to the preliminary evaluation of the relocation of a 230 kV power line, and approve the allocation of funding in an amount not to exceed \$200,000 and the necessary budget adjustments.

Staff Report 

Power Line Relocation Exhibit 

Draft Letter Agreement 

- 8.F) Consideration and possible approval of a Cooperative Purchase Agreement with Marc Taylor, Inc. for Professional Services in the Town's Capital Improvements Program utilizing the City of Goodyear Contract No. CON-21-5797 in an amount not to exceed \$1,051,468 and the necessary budget adjustments.


Staff Report 

Site Location Exhibit 

Cooperative Purchase Agreement with Marc Taylor.pdf 

- 8.G) Consideration and possible approval of Resolution 1450-22 and the Recovered Reclaimed Water Agreement between the Town of Queen Creek, Ocotillo & Ironwood Holdings LLC, Tri Pointe Homes Arizona 91 LLC and Ocotillo & Ironwood Property Owners Association to facilitate the use of a portion of the Town's stored Reclaimed Water supply to serve certain landscaped areas located within the development generally known as Ironwood Springs Ranch.

Staff Report 

Resolution 1450-22 

Ironwood Springs Ranch Recovered Reclaimed Water Agreement 


MOTION:	To approve the Consent Agenda
RESULT:	Approved unanimously (7-0)
MOVER:	Robin Benning, Council Member
SECONDER:	Emilena Turley, Council Member
AYES:	

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

9) **Public Hearing Consent Agenda:**

- 9.A) Consideration and possible recommendation of approval on a new Series 9 Liquor Store license application submitted by Andrea Dahlman Lewkowitz on behalf of Costco Wholesale located at 20220 S Ellsworth Road, Queen Creek.


[Staff Report](#) 

[Local Governing Body Report](#) 

[QCPD Report](#) 

- 9.B) Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Andrea Dahlman Lewkowitz on behalf of Mici Handcrafted Italian located at 24750 S Ellsworth Road, #101, Queen Creek.

[Staff Report](#) 

[Local Governing Body Report](#) 

[QCPD Report](#) 

- 9.C) Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Mari Anne Burton on behalf of Sushi Creek located at 21805 S Ellsworth Road, #B103, Queen Creek.

[Staff Report](#) 

[Local Governing Body Report](#) 


[QCPD Report](#) 


- 9.D) Public hearing for Case P21-0053 Hudson Station Annexation, a proposed annexation of approximately 91 acres, located at the southwest corner of Signal Butte and Queen Creek roads

[Staff Report](#) 

[Annexation Aerial.pdf](#) 

[General Plan Exhibit.pdf](#) 


[Existing Zoning Exhibit.pdf](#) 

[Hudson Station Blank Petition P21-0053 and Legal Description.pdf](#) 

- 9.E) Public Hearing and possible action on Ordinance 783-22 P22-0034 Public Notification Process Zoning Ordinance Text Amendment, a staff initiated text amendment to the Zoning Ordinance recommending modifications to the public hearing sign posting process.


[Staff Report](#) 


[Zoning Ordinance Redlines.pdf](#) 

[Ordinance 783-22.pdf](#) 

- 9.F) Public Hearing and possible action on Ordinance 782-22 P22-0033 Neighborhood Meeting Requirements Zoning Ordinance Text Amendment, a staff initiated text amendment to the Zoning Ordinance recommending flexibility for alternative neighborhood outreach and meeting procedures.

[Staff Report](#) 

[Zoning Ordinance Redlines.pdf](#) 

[Ordinance 782-22.pdf](#) 

Vice Mayor opened the Public Hearing; there were no comments. The Public Hearing was closed.

<p>MOTION: To approve the Public Hearing Consent Agenda: RESULT: Approved unanimously (7-0) MOVER: Julia Wheatley, Council Member SECONDER: Leah Martineau, Council Member AYES: Gail Barney, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Emilena Turley, Council Member, Julia Wheatley, Council Member</p>
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10) **Public Hearings:**

None.

11) **Items for Discussion:**


None.

12) **Final Action:**

- 12.A) Consideration and possible adoption of Resolution 1449-22 authorizing the execution and delivery of a Purchase Agreement, a Trust Agreement, a Continuing Disclosure Undertaking and an Obligation Purchase Contract as well as agreements with a Financial Advisor and Special Counsel; approving the sale and execution and delivery of Excise Tax and State Shared Revenue Obligations, Series 2022, evidencing a proportionate interest of the owners thereof in such purchase agreement; approving an official statement; adopting post-issuance continuing disclosure compliance procedures in connection with issuance of Obligations of the Town; delegating the determination of certain terms of such Obligations and matters related thereto to the Manager and Chief Financial Officer of the Town; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution.

[Staff Report](#) 

[Presentation](#) 

[Authorizing Resolution No. 1449-22](#) 

[Preliminary Official Statement](#) 

Fifth Purchase Agreement

Fifth Trust Agreement

Obligation Purchase Contract

Finance Director Scott McCarty provided a follow up on previous direction from Town Council regarding the funding and construction of Phase I of the Parks Master Plan. He said Phase I includes construction of parks and amenities, a multi-generational center and an aquatic center.

Mr. McCarty reviewed levels of services, the phases to construct the master plan, affordability metrics and the bond timeline. He said the total construction cost is \$156M and comes from two funding sources. He said only the non-growth share of \$138M is included in bond issue and the growth share of the construction costs will be funded with cash collected from park impact fees.

Mr. McCarty announced that the Town's bond rating recently increased from AA to AA+. He said the highest rating is AAA, which is the next rating and QC is one notch away. He reviewed the bond rating process and said Queen Creek is in good financial standing, and will continue to focus on long-term financial strategies and policies.

Council Member Wheatley said we collect impact fees for the parks and she supports making parks a priority.

Vice Mayor Brown said that the ability to issue debt at low rates ensures generational equity over the years.

Council Members Turley and Martineau commented that they were not in support of \$138M for parks.

Council Member Benning supports the responsible development of parks.

MOTION:	To adopt Resolution 1449-22 as presented.
RESULT:	Approved (5-2)
MOVER:	Robin Benning, Council Member
SECONDER:	Julia Wheatley, Council Member
AYES:	Gail Barney, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Council Member
NAYS:	Leah Martineau, Council Member, Emilena Turley, Council Member

12.B) Reconsideration and possible approval of the naming of Queen Creek Sports Complex (formerly East Park).

Staff Report

Park Names Submitted & Naming Policy

Council discussed a name change for the new 90-acre park to be constructed on the northeast quadrant of the community on the East Park site. The reason for this name change has to do with some similarly named facilities in the area using "sports complex" in the name, which could cause confusion.

Council discussed the need for something simple and unique to Queen Creek. Suggestions from a

list of names from previous public input were mentioned including Doodle Bug Park, Pickett Post, Pecan Park, and Frontier Park.

MOTION:	To approve "Frontier Family Park" as the new name for the Queen Creek Sports Complex (East Park site).
RESULT:	Approved unanimously (7-0)
MOVER:	Emilena Turley, Council Member
SECONDER:	Dawn Oliphant, Council Member
AYES:	Gail Barney, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Emilena Turley, Council Member, Julia Wheatley, Council Member

- 12.C) Consideration and possible approval: 1) to purchase five (5) ambulance vehicles along with related equipment, including; gurney and patient loading system, mobile and portable radios, and mobile computer terminals (MCT) in an amount not to exceed \$1,975,527 through cooperative purchase contracted vendors: 2) authorizing the Town Manager to finalize and execute any and all agreements and/or contracts necessary to provide for fully equipped and operational ambulances consistent with this approval; and 3) for related budget adjustments. Consideration and possible approval: 1) to purchase five (5) ambulance vehicles along with related equipment, including; gurney and patient loading system, mobile and portable radios, and mobile computer terminals (MCT) in an amount not to exceed \$1,975,527 through cooperative purchase contracted vendors: 2) authorizing the Town Manager to finalize and execute any and all agreements and/or contracts necessary to provide for fully equipped and operational ambulances consistent with this approval; and 3) for related budget adjustments.

Staff Report

Fire Chief Gray introduced the item and Deputy Chief Lee Barnes provided a detailed presentation to the Council. Deputy Chief Barnes said the Queen Creek Fire and Medical Department is recommending that Queen Creek change to a full service emergency transportation services, purchase five new ambulances and change the service model from private provider to a municipal service. Mr. Barnes discussed the decline in levels of services with our current private contractor American Medical Response (AMR), including reduced amount of AMR ambulances located in in the region, response times and staffing shortages. Deputy Barnes explained the steps needed to transition to a new service model; costs; and a timeline for implementation.

David Tantone, Regional Director AMR, discussed the concerns raised by the Town and said they are trying to resolve issues. He was confused as to why this is the direction the Town is choosing to go would like to take steps to work with Queen Creek and he hopes to stay as town provider for the long term. He said the costs associated with establishing and maintaining an ambulance system is expensive for the Town.

John Valentine, 21304 S 200th Place, Queen Creek spoke in opposition of the item. He is a regional Director for AMR and spoke on costs and liability for the Town and asked Council to take an appropriate amount of time to vet the process before making a decision.

Scott Figgins, 19087 S 211th Way, Queen Creek, spoke in support of the item. Mr. Figgins is a Mesa firefighter and is speaking as a Queen Creek resident. He discussed his experience with both sides and see benefits of in-house services.

Public Comment Figgins

Council was in agreement that public safety is a priority. They discussed response times, the number of units needed for the Town, costs, the decline in performance by AMR and different

options to address the issue. There was debate on whether to try to work out the issues with the current provider and take more time to analyze the data or if now is the time to add more ambulance units, and begin the process of providing a full service emergency transportation service.

MOTION:	To approve the purchase of five (5) ambulance units along with related equipment, including; gurney and patient loading system, mobile and portable radios, and mobile computer terminal (MCT) in an amount not to exceed \$1,975,527 through Cooperative Purchase Contract vendors and to authorize the Town Manager to finalize and execute the necessary contracts.
RESULT:	Approved (5-2)
MOVER:	Robin Benning, Council Member
SECONDER:	Julia Wheatley, Council Member
AYES:	Gail Barney, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Council Member
NAYS:	Leah Martineau, Council Member, Emilena Turley, Council Member

The Mayor and Council reconvened into Executive Session at @ 9:25 PM

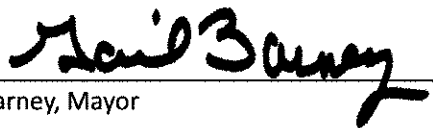
13) **Adjournment:**

The Regular Session reconvened and adjourned at 10:04 PM

ATTEST:



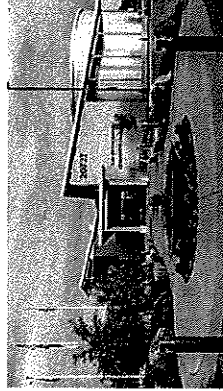
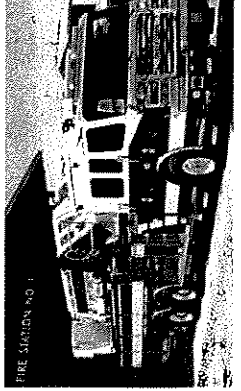
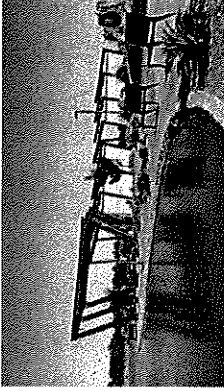
Maria E. Gonzalez, Town Clerk
TOWN OF QUEEN CREEK



Gail Barney, Mayor

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 Town Council Regular Session Minutes of the April 6, 2022 Town Council 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: May 4, 2022



Council Committee Reports

- 03/17-03/20 – Roots n’ Boots Rodeo (Barney, Brown, Benning, Oliphant)
- 03/21 – Pinal Regional Transportation Authority Board Meeting (Benning)
- 03/21 – Meeting with Pinal County Supervisor Mike Goodman (Barney, Brown)
- 03/22 – Joint Meeting with Queen Creek Unified School District Governing Board (Barney, Brown, Benning, Martineau, Oliphant)
- 03/23 – Maricopa Association of Governments Regional Council Meeting (Barney)
- 03/24 – Queen Creek Unified School District Community and Family Engagement Event (Oliphant)
- 03/24 – Valley Metro Board Meeting (Benning)
- 03/24 – Gilbert State of the Town (Barney, Brown)
- 03/26 – Spring into QC (Brown, Benning, Oliphant, Wheatley)
- 03/31 – Queen Creek Coffee with a Cop (Barney, Brown, Oliphant)
- 04/01 – Queen Creek Unified School District Frances Brandon-Pickett A+ School of Excellence Award Celebration (Wheatley)
- 04/02 – Homes for our Troops Kick-off Event (Barney, Benning)
- 04/02 – Roots n’ Boots Royalty Coronation (Benning)
- 04/05 – Maricopa Association of Governments Economic Development Committee (Oliphant)

Wish to Comment Publicly

Scott Figgins <figgins2260@gmail.com>
To: PublicComment@queencreek.org

Tue, Apr 5, 2022 at 8:52 PM

To Whom It May Concern:

My name is Scott Figgins. I live at 19087 S. 211th way, Queen Creek, AZ 85142 in the Gateway Quarter community.

I wish my comment to be read at the upcoming regular council meeting on 4/6/2022.

Here is my comment:

Mayor Barney, members of the Council,

I am here to ask you to support our amazing town with the implementation of Emergency Transportation Services through the Queen Creek Fire and Medical Department.

For full disclosure, I would like you all to know that I have worked for Mesa Fire and Medical for 17 years. In doing so, I have experienced both sides and know first hand the amazing benefits that in-house transportation services can provide - over any other alternative.

In fact, the transportation model for Mesa Fire and Medical - which actually started as a pilot program in a sense - began as a single unit with 4 personnel and has expanded to 12 unites and over 50 personnel thus far.

While a well designed and implemented Emergency Transportation Services program can absolutely be a source or revenue and provide economy of scale savings in many areas, these are not nearly as valuable or impactful to our community as many of the other benefits it can provide.

These benefits include continuity of patient care, continuity of administration and supervision, continuity of the same medical training and equipment, continuity of the same policies and procedures, continuity of medical direction, and unity of command to name a few.

All of these items translate into an improved quality of care for each and every one of us. Our families... our children... and our community deserves nothing less than the best. Providing Emergency Transportation Services under the Fire and Medical Department here in Queen Creek would help ensure we have that.

Thank you for you time.