



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, April 20, 2022  
6:30 PM

**1) Call to Order:**

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

**2) Roll Call:**

**PRESENT:**

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

**ABSENT:**

Gail Barney, Mayor

Council Member Turley was present by telephone for Final Action - Item #12 only.

**3) Pledge of Allegiance:**


Led by Vice Mayor Brown.


*Vice Mayor Brown invoked the Chair's privilege and moved Final Action Item 12(A) ahead of the Invocation/Moment of Silence.*

**12) Final Action:**

12.A) Consideration and possible approval of Resolution 1454-22 authorizing the refinancing and redemption of a 2008 Water Infrastructure Finance Authority of Arizona ("WIFA") Drinking Water Loan and accelerating the refinancing and redemption of the loan by declaring an emergency due to the timing of the market and to benefit from a positive net present value savings over the life of the loan.

Staff Report 

Letter to WIFA dated April 6, 2022 requesting early redemption of the 2008 WIFA Drinking Water Loan No. 920132-08 

Resolution 1454-22 authorizing the refinancing and redemption of a 2008 Water Infrastructure Finance Authority of Arizona Drinking Water Loan 

Form of Series 2022 Senior Lien Utility System Revenue Purchase Agreement

Form of Series 2022 Senior Lien Revenue Obligation Indenture

Senior Lien Utility System Revenue Refunding Obligations, Series 2022 Request for Funding.pdf

Finance Director Scott McCarty introduced the item. He discussed refinancing of the 2008 WIFA Loan and provided background information on interest rates, terms and balances. Mr. McCarty said this is a time-sensitive item due to the volatile current economic market and in order to get the best interest rate and achieve a minimum net value savings of \$1M an emergency clause is required. The emergency clause will allow the resolution to take effect immediately and avoid the 30 day waiting period. Mr. McCarty said if they are able to move forward and interest rates are favorable the refinancing results will be presented at the May Council meeting.

Council Member Turley voted remotely and left the meeting after the Final Action vote.

<b>MOTION:</b>	To approve To approve Resolution 1454-22 as presented. <b>NOTE: Without an emergency clause, resolution takes effect 30 days after approval and could negatively impact the savings due to the current market and would delay the closing of the proposed new WIFA Loans. The resolution requires six affirmative votes to pass with the emergency clause.</b>
<b>RESULT:</b>	Approved unanimously (6-0)
<b>MOVER:</b>	Julia Wheatley, Council Member
<b>SECONDER:</b>	Leah Martineau, Council Member
<b>AYES:</b>	Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Emilena Turley, Council Member, Julia Wheatley, Council Member
<b>ABSENT:</b>	Gail Barney, Mayor

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

A moment of silence was held for first responders and men and women in uniform.

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

5.A) Queen Creek Roots N' Boots Rodeo Performer Emily Hinkle (Singing the Star Spangled Banner)

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 summary unless the specific matter is properly noticed for legal action.

Committee Reports

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

1. Parks and Recreation Advisory Committee (April 12, 2022)

David Dobbs, Chair of the Parks and Recreation Advisory Committee presented the report. Mr. Dobbs said the Committee heard end-of-year reports from the Arizona Soccer Club and Santan Youth Football League and commented that both leagues saw an increase in enrollment. The Committee heard a presentation from Deputy Finance Director Dan Olsen on the Permanent Base Adjustment proposition that will be on the August 2, 2022 Primary Election ballot. Mr. Dobbs said staff shared two options for the initial design concepts for Mansel Park Phase II with the committee and he briefly outlined some of the features that the committee preferred.

7) **Public Comments:**


Vice Mayor Brown recognized the recent announcement of the Arizona State Land Department auction for a portion of property located in the northeast area of Queen Creek. He gave assurance that all applicable state, local and county processes will be adhered to and said there will be no action related to state land or LG Energy Solutions this evening.


The following spoke in opposition of the LG Plant.

Thomas Butka, 42028 N. Outback, Queen Creek  
Shanda Newsom, 4370 N Coyote Rd, San Tan Valley  
Lori Butka, 42028 N. Outback Rd, Queen Creek  
Daniel Taylor, 242 W Sweet Shrub Ave, Queen Creek  
Noelle Jackowiak, 40556 N. Domiano St, San Tan Valley  
Diane McCullen, 43809 N. Jackrabbit Rd, San Tan Valley  
Jared McGowan, 1148 E Press Rd, San Tan Valley  
Greg LeCheminant, 20832 S. Titus St, Queen Creek  
Katrinna Pint, 437 E Germann Rd, San Tan Valley  
Heather Moreheart, 42657 N. Suburban Ave, San Tan Valley  
Katie Judy, 43607 N. Coyote Rd, San Tan Valley  
Linda Manning, 18734 E Kingbird Dr., Queen Creek  
Linda Doty, 20379 E Appaloosa Dr., Queen Creek  
Alex Theodore, 20606 S. 187th Way, Queen Creek

The following public comments were emailed in opposition to the LG Plant and were read by Assistant Town Manager Bruce Gardner:


Tracy Van Cuyck, 18833 E Arrowhead Trail, Queen Creek 

Kenzie Haley, 2950 E Pima Road, San Tan Valley 

Vicki Baack, 1756 E Loveland Lane, San Tan Valley 

Breann Nichols, 42941 N Suburban Ave, San Tan Valley 

Sherry Land, 18530 E Apricot Lane, Queen Creek 

Lisa Horne, 43177 N Coyote Rd, San Tan Valley 

Autum Rosenberger, 1493 E Lobo St., San Tan Valley 

Tiffany Nedrow, 1804 E Loveland Ln, San Tan Valley 

Jeff Comaianni, 22251 E Stone Crest Court, Queen Creek commented on oversized vehicles. 

8) **Consent Agenda:**

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

Items)

**Department:** Finance

Staff Report 

April 20, 2022 Expenditures over \$25k.pdf 


- 8.B) Consideration and possible approval of the "Final Plats" for Madera Phases 3A & 3B, a request by QC320 Residential Land IV LP.

**Department:** Development Services

Staff Report 

Aerial Exhibit - Madera Subdivision.pdf 

Final Plat - Madera Phase 3A.pdf 


Final Plat - Madera Phase 3B.pdf 

- 8.C) Consideration and possible approval of the emergency procurement for repair work to the sound system at Horseshoe Park & Equestrian Centre by CCS Presentation Systems in an amount not to exceed \$74,773 and the necessary budget adjustments.

**Department:** Economic Development

Staff Report 


Emergency Procurement Authorization 

CCS Presentation Systems Proposal 

- 8.D) Consideration and possible approval of an Intergovernmental Agreement between The Town of Queen Creek and the Queen Creek Unified School District (QCUSD) for contribution toward the construction of Traffic Signal: QCUSD Crismon High School and Riggs Road (CIP project I0049) in the amount of \$375,000 and the necessary budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 

Site Location Exhibit 

IGA with QCUSD for Traffic Signal at Crismon High School and Riggs Road 

- 8.E) Consideration and possible approval of an Intergovernmental Agreement between the Town of Queen Creek and the Arizona Child Abduction Response Team (AZCART) to provide a pool of specialized investigators for cases involving abducted or at-risk missing children.

**Department:** Police


Staff Report 

AZCART IGA.pdf 

- 8.F) Consideration and possible approval of a Cooperative Purchase Agreement (CPA) with Flock Group, LLC for a fixed camera ALPR solution utilizing the City of Tempe contract not to exceed \$46,000. (FY 21/22 Budgeted Item)

**Department:** Police

Staff Report 

TOQC Cooperative Purchase Agreement.pdf 

- 8.G) Consideration and possible approval of a one-year On-Call Professional Services Contracts for Engineering Plan Review Services with up to four possible one-year renewals, with Entellus, Inc.; Michael Baker International, Inc.; Sunrise Engineering Inc.; Westwood Professional Services.

**Department:** Capital Improvement Projects


Staff Report 

On Call Contract for Engineering Plan Review Services 

- 8.H) Consideration and possible approval of a one-year On-Call Professional Services Contracts for Environmental & Cultural Review Services with up to four possible one-year renewals, with AZTEC Engineering Group; Logan Simpson Design, Inc.; Terracon Consultants, Inc.; Western Technologies, Inc.

**Department:** Capital Improvement Projects

Staff Report 

Contracts for Environmental & Cultural Review Services 

- 8.I) Consideration and possible approval of a one-year On-Call Professional Services Contracts for Landscape Architecture Services with up to four possible one-year renewals, with AZTEC Engineering Group; Dig Studio; Environmental Planning Group, LLC; Gavan & Barker, Inc.; J2 Engineering & Environmental Design. LLC; Kimley-Horn and Associates, Inc.

**Department:** Capital Improvement Projects


Staff Report 

On Call Contracts for Landscape Architecture 

- 8.J) Consideration and possible approval of a one-year On-Call Professional Services Contracts for Storm Water Management Services with up to four possible one-year renewals, with Entellus, Inc.; EPS Group Inc.; HilgartWilson LLC; J2 Engineering & Environmental Design LLC; Michael Baker International, Inc.

**Department:** Capital Improvement Projects


Staff Report 

Storm Water Management Professional Services Contracts 

- 8.K) Consideration and possible approval of a one-year On-Call Professional Services Contracts for Survey Services with up to four possible one-year renewals, with Bowman Consulting Group Ltd.; Dibble & Associates Consulting Engineers, Inc.; Sunrise Engineering, Inc.

**Department:** Capital Improvement Projects

Staff Report 


On Call Contracts for Survey Services 


- 8.L) Consideration and possible approval of Delegation Resolution 1456-22 authorizing and directing the Town Manager and/or Capital Improvement Projects Department Director to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to the ASLD Infrastructure Improvements (CIP project AR100) that will cover the area from Germann Road north to SR24 and from Meridian Road to Kenworthy Road, in the Arizona State Lands portion of the Town in an amount not to exceed \$2,000,000 and the necessary budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 

Site Location Exhibit 


Delegation Resolution 1456-22 ASLD Improvements 

Delegation #1456-22 Exhibit 1 

- 8.M) Consideration and possible approval of Ordinance No. 784-22, an Ordinance of the Mayor and Council of the Town of Queen Creek, Arizona, amending and creating certain section of Chapter 7 Buildings and Building Regulations and amending Chapter 9 Offenses; and provide for consistency and proper coordination between amended Chapters of the Town Code, and between the impacted Town departments and the police department; providing for penalties and permit processes; and providing for repeal of conflicting ordinances.

**Department:** Town Manager's Office

Staff Report 

Ordinance No. 784-22.pdf 

Council Member Martineau removed Item C for a separate vote.

<b>MOTION:</b>	To approve the Consent Agenda minus Item 8(C).
<b>RESULT:</b>	Approved unanimously (5-0)
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Julia Wheatley, Council Member
<b>AYES:</b>	Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Council Member
<b>ABSENT:</b>	Gail Barney, Mayor, Emilena Turley, Council Member

<b>MOTION:</b>	To approve Item 8(C) of the Consent Agenda.
<b>RESULT:</b>	Approved (4-1)
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Dawn Oliphant, Council Member

<b>AYES:</b>	Jeff Brown, Vice Mayor, Robin Benning, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Council Member
<b>NAYS:</b>	Leah Martineau, Council Member
<b>ABSENT:</b>	Gail Barney, Mayor, Emilena Turley, Council Member


9) **Public Hearing Consent Agenda:**


None.

10) **Public Hearings:**


10.A) Public hearing for Case P21-0168 Mayberry on Rittenhouse Annexation, a proposed annexation of approximately 1.42 acres, east of the southeast corner of Sossaman and Rittenhouse roads.

Staff Report 

1. Aerial Map.pdf 

2. General Plan Map.pdf 

3. Current Zoning Map.pdf 

4. Annexation Petition and Legal Description.pdf 

Vice Mayor Brown said this item is on the agenda for a public hearing only and there will be no vote this evening. He opened the Public Hearing and there were no comments and the Public Hearing was closed.

11) **Items for Discussion:**

11.A) Discussion and presentation on an update to the request for Permanent Base Adjustment.

Deputy Finance Director Dan Olsen reviewed the updated calculations and approved changes that were received from the Auditor General based on population and inflation factors. Mr. Olsen displayed the information that will be presented to voters on the ballot and said the \$5,500,000 increase to the expenditure limit did not change. Mr. Olsen concluded with a summary of public outreach efforts and the remaining steps in the election calendar.

11.B) Discussion and update on Town events and outreach programs.

Communications and Marketing Manager Constance Halonen-Wilson reviewed the Town's special events and outreach programs and introduced a potential change for 2022 in regards to format, dates and timing. Ms. Halonen-Wilson proposed a new event, What's Poppin' QC, for spring (May/June) which will allow for more in-depth discussion of timely topics. This event would replace Ice-Cream Social that was last held in spring 2019. She said there are several events held for children throughout the year and this event would be informational outreach geared towards adults and held in the evening.

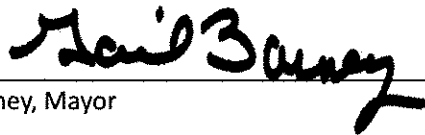
Council was open to the new format and the consensus was to try "What's Poppin' QC" this spring.

13) **Adjournment:**

The Mayor and Council reconvened into Executive Session at 8:05 p.m. The Regular Session reconvened and adjourned at 8:30 p.m.

ATTEST:

  
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Maria E. Gonzalez, Town Clerk  
TOWN OF QUEEN CREEK

  
\_\_\_\_\_  
Gail Barney, Mayor

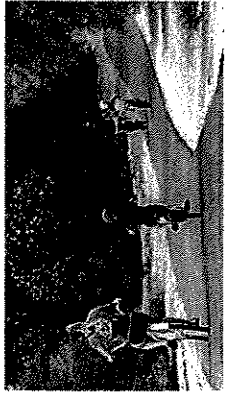
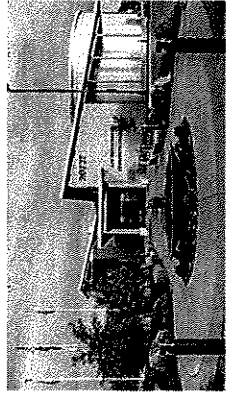
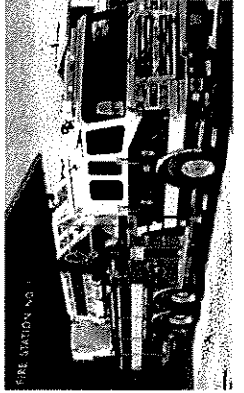
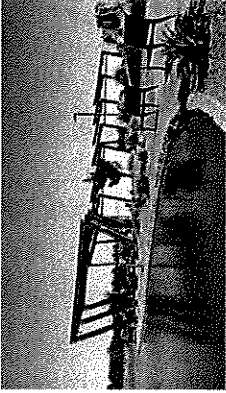
I, Maria E. Gonzalez, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Town Council Regular Session Minutes of the April 20, 2022 Town Council Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: May 4, 2022



## Council Committee Reports

- 04/07– Maricopa County Farm Bureau Breakfast on the Farm (Brown, Oliphant)
- 04/07 – Arizona Interfaith Golden Rule Awards Banquet (Wheatley)
- 04/11 – Queen Creek Budget Committee Meeting (Wheatley, Benning, Oliphant)
- 04/12 – Queen Creek Chamber Network Luncheon (Oliphant)
- 04/12 – Queen Creek Parks and Recreation Advisory Committee Meeting (Brown, Benning)
- 04/15 – Coffee and a Mic with Maricopa County Supervisor Jack Sellers (Brown)
- 04/16 – Queen Creek Fire Department Permanent Station #5 Ribbon Cutting (Brown, Benning, Oliphant, Turley)
- 04/18 – Pinal Regional Transportation Authority Board Meeting (Benning)
- 04/19 – Arizona State Land Auction and Meetings with Supervisor Goodman, Jeff McClure, Chair of the Pinal County Board of Supervisors and selected County Officials (Benning, Brown)





Maria Gonzalez &lt;maria.gonzalez@queencreekaz.gov&gt;

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## LG Cylindrical Power Plant Deal

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Tracy Van Cuyck <tracy.vancuyck@gmail.com>  
To: publiccomment@queencreek.org

Wed, Apr 20, 2022 at 10:24 AM

My name is Tracy Van Cuyck. I live at 18833 E Arrowhead Trl in Cortina. I would like to make a comment about the LG battery plant that has been approved by the Town Council. I am very disappointed in the details of this deal. At a time when Americans including the residents of Queen Creek are struggling to put gas in their car, feed their families, and pay their mortgage, you have decided to subsidize a 1.7 trillion dollar company project. Who are you representing when you vote to make this deal? Did you approve this project with the citizens of your community in mind or yourself, Governor Ducey, and LG? I'd like to remind you that you represent your fellow residents of Queen Creek and you should be stewarding the taxes they pay and the ideals of the Constitution better than this! There is absolutely no reason that LG cannot pay for their factory and take care of that factory without placing a burden on the backs of the taxpayers, your constituents. We elected you to make decisions based on what is best for us, not big corporations or politicians. It is also extremely shameful that the council wanted members of our elected ambassadors in the community to vote to approve the factory build when they could not be informed about the details of the vote because of nondisclosure agreements. What is happening to our government? Have you all become tyrants in your own right? Have you not stopped to think about your integrity and what it's worth or the integrity of the oath that you gave when elected to protect us and the Constitution? I would like for you to think about the people of this community when tempted to make another fat cat deal that will cost the residents of Queen Creek. LG is not welcome in this community under the circumstances that you have created. This vote will not be forgotten. I will use my vote and my voice in reaction to this deal and any other that is given under the same circumstances. I had more faith in all of you. It is very disappointing.

( You may read my comments or allow me to say them. I am happy to make these comments publicly. )



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

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## Public Comment

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**Kenzie Haley** <kmhaley@rbhconstructionllc.com>  
To: PublicComment@queencreekaz.gov

Wed, Apr 20, 2022 at 11:43 AM

Kenzie Haley  
2950 E. Pima Rd. San Tan Valley, AZ 85140  
Public hearing

My family and I moved to this area in October of 2020 after years of waiting til our dream property came up for sale. We did not have any particular property in mind other than we wanted to be between Ironwood and Schneff Rd. And Pima and Germann Rd. This is our "forever home" area. But know we are facing a large company coming in and disrupting our communities quality of life! Not only will this change the air quality but it will also negatively impact the land that we, the residents, take such pride in. This land help to provide feed and nutrition for our live stock and to continue on a way of life that keeps getting destroyed by "progress"! Pushing away people that are trying to preserve a culture of working hard to build their dreams and raising animals, plants and kids is heartbreaking to see. We as residents of this "last frontier" deserve better!

I am also a parent of kids that attend Ranch Elementary School that is located on Kenworthy and Germann road. It is so sad that the possibility of my kids having to attend school next to an LG plant is a possibility. My children along with many more will be removed from this school we love because no one wants to be breathing in factory fumes while playing on the playground.

My question at the end of this is why is it even an option to be able to allow a type of factory, that has been proven to be unsafe to the environment, allowed to be built right next to an Elementary School and a High School? This zoning does not make sense!

Thank you for your time



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

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## Public comment for 4/20/20 Regular Session

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vicki Baack <vbaack@hotmail.com>

Wed, Apr 20, 2022 at 2:46 PM

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

Vicki Baack  
1756 E Loveland Lane  
San Tan Valley, AZ 85140

Please add to the public record and read my comments in their entirety at the public hearing tonight.

Sadly, LG Energy won the bid at auction yesterday to purchase the land along Ironwood and Germann.

Residents of Queen Creek and San Tan Valley were not broadly notified about the Town's plan to rezone this land to put a lithium ion battery plant across the street from a neighborhood, an elementary school and a high school. We just learned yesterday, from public officials, that this plan has been in the works for about 1 year.

Since the QC Town Council has failed in their core value to be transparent, it's important that citizens speak up and provide the facts.

The QC Town Council, in an effort to incentivize LG Energy to come to Queen Creek, committed to pay \$29.5 million to install new roads, water and waste water infrastructure. This amount will be used specifically to support the LG Energy development. Additionally, as long as LG Energy hires 2,800 people before 12/31/2024, the Town will pay another \$15 million in building permit and impact/capacity fees. Not only will they pay the permit fees, they've also contractually committed to expediting permit approvals for the Project. The details of the town commitments and related expenses can be found in the 3/16/22 Council Packet on pages 154-155.

The 2 QC Town Council members that voted No on the rezoning request to allow LG to buy the land are:

- Leah Martineau
- Emilena Turley

We are grateful to them for taking that stance, and wish that just 2 more Council members had been more thoughtful about the impact to neighbors across the road. All QC residents should keep this in mind when voting this fall, since 2 Council Members in favor of the LG plan are running for office; Julia Wheatley for Mayor, and Dawn Oliphant to retain her Council position. Queen Creek can do better, and should do better.

Residents deserve transparency and should trust those they've elected to represent them. For the last 3 weeks, many residents have made calls and written letters to Council members requesting information, and we've been largely ignored.

Here's what we want:

- Copy of Traffic Safety assessment on Ironwood and Germann. Since the neighborhood and schools are within a ½ mile of the land, this should have been done.
- Air, ground, water pollution assessment. They had a year to prepare, and before selling out to a lithium-ion battery plant - this testing seems pretty fundamental before a deal is finalized.
- Water table assessment. This plant will require excessive amounts of water to function. Did they do their due diligence to ensure a continuous (100 year) water supply?
- When did the Town Council members sign Non-Disclosure Agreements and who asked for them?
- How much money has been offered in kick-backs to Council members personally, or gifts to the Town, in exchange for allowing this deal to go through?

That's all, for now.



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

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## Public Comment- 4/20/22 agenda

1 message

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'Breann Chambers' via publiccomment <publiccomment@queencreekaz.gov>

Wed, Apr 20, 2022 at 3:36 PM

Reply-To: Breann Chambers <chambersbreann@aol.com>

To: "PublicComment@QueenCreekAz.gov" <PublicComment@queencreekaz.gov>

Breann Nichols  
42941 N Suburban Ave 85140  
This is for public record  
Email in regards to the LG site.

I'm extremely concerned and disheartened with the approval of our city council in allowing such structures' of this magnitude and unknowing to be developed so close to not just developed neighborhoods, but neighborhoods that are full of livestock, agriculture, schools, and families. You are allowing a battery plant to be built that has never been developed to this type of enormity allowing unforeseen and unsafe circumstances to develop. Does Queen Creek have a hazmat crew for these unforeseen circumstances? For the safety of my family and neighbors hundreds of feet away? What about the burn off from the lithium plant that goes up in our air? I'm sure there are regulations for everything, just the same as the regulations for the APS plant that had a fire in 2019. "A key element in the Town's plan for the future recreational trails and open space." That on your website. Queen Creek is doing nothing but the opposite in their community. Your taking away open space that once was state land next to acreage community, community that has been established for over 30 years! We didn't move to acreage to have our backyard, once of mountain views, to enormous steel structures. Your diminishing a lifestyle in Arizona. Uphold your core values that once was Queen Creek.

Thank you



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

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**PUBLIC COMMENT: NO to LG!**

1 message

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'Sherry Land' via publiccomment <publiccomment@queencreekaz.gov>

Wed, Apr 20, 2022 at 3:41 PM

Reply-To: Sherry Land <hands2work@mac.com>

To: "PublicComment@queencreekaz.gov" <PublicComment@queencreekaz.gov>

I regret not becoming aware of this project until so late in the process. I was appalled after reading the article in the Queen Creek Independent. The concessions made to allow this foreign company to come and destroy our environment- while we practically pay them to make profits at our expense- are staggering.

Queen Creek deserves better! I appreciate anything you can do to stop this madness.

Sincerely,  
Sherry Land  
18530 E Apricot Lane  
Queen Creek  
Maricopa County



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

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**Public Comment | Lisa Horne | 43177 N Coyote Rd., San Tan Valley, AZ 85140**

1 message

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LISA HORNE <LISA-HORNE@hotmail.com>

Wed, Apr 20, 2022 at 3:52 PM

To: "PublicComment@queencreekaz.gov" <PublicComment@queencreekaz.gov>

Public Comment | Lisa Horne | 43177 N Coyote Rd., San Tan Valley, AZ 85140

Comment to be read in Wednesday April 20, 2022 at the Queen Creek Town Council Meeting

Disappointing that elected officials are ignoring the will of the people. Ignoring our concerns. Current guidelines for the building envelope, setbacks, etc need to be looked at by a team of local Arizona Hazmat and fire professionals. Queen Creek and Pinal County need to review safety guidelines for building within proximity of residential, livestock and schools. The current guidelines may be ok for typical manufacturing or urban employment however are deficient and both concerning and liable for lithium and related fire as well as other related health, structure, and environmental issues. I request that the council motion to have an expert committee review and make necessary addendums prior to further approvals or movement on the Lithium plant at Germann and Ironwood. Furthermore I object to rezoning property to the east of this location, and request it stay commercial, retail and housing.

Public Comment | Lisa Horne | 43177 N Coyote Rd., San Tan Valley, AZ 85140

Sent from my iPhone



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

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**Re: Read on Public Record/UPDATED**

1 message

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**autum Rosenberger** <autum.livi@gmail.com>

Wed, Apr 20, 2022 at 5:12 PM

To: publiccomment@queencreek.org

I apologize I needed to make a slight correction to my letter to be read on public record.

Thank you,

Autum Rosenberger

On Apr 20, 2022, at 4:38 PM, autum Rosenberger <autum.livi@gmail.com> wrote:

To the Town Council Members of Queen Creek:

I urge you to reconsider the setbacks in place for the LG battery factory.

With 350 acres of land, there should be ample space to allot for more of a buffer between the factory and residential community.

In the event of an emergency due to contamination or fire, it will give our families, students and those with livestock more time to evacuate safely.

Battery factory fires are becoming more frequent. The particles emitted in the smoke are highly toxic! Firefighters have a difficult time putting these types of fires out. It requires a hazmat crew and even then it's a challenge.

Normal methods can't be used to distinguish lithium battery fires due to the volatility.

I would like Queen Creek to invest in hazmat fire teams with experience in responding to these types of chemical fires to keep our residents safe.

I ask that the Town Council provide an environmental impact study and share it publicly.

Rezoning the land near our homes to say Urban Employment, doesn't let the community know it could be a factory, which could be hazardous.

We need more transparency about what Urban Employment zoning means to better inform the residents.

As for the six additional parcels of land to be rezoned Urban Employment, we want to know what that means exactly; Industrial, factory or office building.

Autum Rosenberger  
1493 E Lobo St  
San Tan Valley, AZ 85140





Maria Gonzalez &lt;maria.gonzalez@queencreekaz.gov&gt;

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**Public Comment for 4/20/22 Meeting**

2 messages

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**Tiffany Nedrow with Northern Air Mechanical Services** <office@northernairac.com>  
To: PublicComment@queencreek.org

Wed, Apr 20, 2022 at 6:03 PM

Good evening Queen Creek Town Council Members, My name is Tiffany Nedrow and I live at 1804 E Loveland Ln. San Tan Valley, AZ 85140. I have many concerns with LG building a half a mile from my home, my kids elementary school, Combs H.S., 2 senior communities, and so many homes that also have livestock on their properties. This was approved 3/16/2022 WITHOUT ANY discussion amongst yourselves or the public (US) and we found out a week later from the news. In the 2018 Town of Queen Creek General Plan you guys reference your goals, strategies, & actions regarding the environmental element and how the town plans to educate the public on how we can reduce air pollution, educate the public about air quality in the region and its importance to the health of QC residents, and reduce the amount of solid waste. What do you guys think this EV lithium battery plant will do to our community? The air we breathe? The waste that will end up on the environment it will sit on and the surrounding environment? What happens if/when a battery explodes or catches on fire and causes a chain reaction? How will we be notified? What precautions will you as the town that approved this take to ensure our safety? Fires like these cant be distinguished like normal house and car fires, this will have to burn for days. Meanwhile the air pollution will get worse and worse. On your website planqc.com on the General Plan update it is mentioned that Queen Creek environmental planning strives to ensure that Queen Creek residents live in a clean, safe, and environmentally friendly community. I know that one of the council members sells "toxic free" household products as an alternative solution to most household items that have chemicals in them that are used each day (ex: laundry detergent, dish detergent, soaps). So I am wondering how you guys can sit there and talk about being green, greenhouse initiatives, caring about the environment, air quality and more but approve this to be in our backyards?? If this was a great idea why isn't it with the other industrial plants in QC? Why is this not in the backyards of QC residents or your homes? What measures will you guys take to ensure this doesn't happen again without any discussion or notification to the residents it is affecting? All of the money that the town and county will pour out in waiving fees and incentives is not done with small businesses that come to QC but is done for big corporations. I hope this isn't being done just so you guys have a photo opp cutting the ribbon for this to share to your social media and saying how you guys brought this amazing company to your town while it will affect our community and not yours!

Hope you guys sleep well tonight!

Tiffany Nedrow  
1804 E Loveland Ln.  
San Tan Valley, AZ 85140

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**Tiffany Nedrow**  
Owner, Northern Air Mechanical Services

📞 (480)352-8787

☎ (480)352-8710



🌐 NorthernAirAC.com

✉ office@northernairac.com



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"A friendship founded on business is better than a business founded on friendship." - John D. Rockefeller.



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**Tiffany Nedrow with Northern Air Mechanical Services** <office@northernairac.com>  
To: PublicComment@queencreek.org

Wed, Apr 20, 2022 at 6:06 PM

I WANT THIS TO BE READ DURING THE MEETING.

Thank you

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34K



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

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## LG Plant

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Tiffany Hyde <hyde.tiffany@gmail.com>  
To: PublicComment@queencreekaz.gov

Wed, Apr 20, 2022 at 7:39 PM

Queen Creek Town Council,

I live at 216 E Vicenza Dr. San Tan Valley, AZ 85140. I am appalled at the potential LG plant in Queen Creek. We do not have the roads nor infrastructure to support a plant this size. We do not have the emergency responders or hazmat trained crew to support a plant this size. Ironwood is backed up every day. When an accident happens on Ironwood that shuts the road down, we become land locked. If there were to be a massive fire that got out of hand, we would not be able to leave this community for safety. We have schools directly south of this land. Our children will be breathing in this contaminated air. Health and safety is a huge concern for our community. Our water could become polluted. Our air will become polluted. This land was annexed to Queen Creek, but it directly neighbors San Tan Valley. We do not have the representation that we need, so we must plead to you to stop this plant. I have asthma and damaged lungs. This could be treacherous for my health, and many others. Those of you sitting on this council do not reside directly by this site because of the way the land has been annexed. We do! If your homes actually bordered this land, would you want this built? We need transparency! This is bad for our community, our health, and our safety.

Thank you,

Tiffany Hyde



Maria Gonzalez &lt;maria.gonzalez@queencreekaz.gov&gt;

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**LG Plant**

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Tiffany Hyde <hyde.tiffany@gmail.com>  
To: PublicComment@queencreekaz.gov

Wed, Apr 20, 2022 at 7:39 PM

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Thank you,

Tiffany Hyde

# W: EXTERNAL: Fwd: Large Vehicle Parking

tt A. Holcomb <SHolcomb@dickinson-wright.com>  
ffcomaianni@gmail.com, Erik Swanson ▾

Mon, A

**You are viewing an attached message. Town of Queen Creek Mail can't verify the authenticity of attached messages.**

Comaianni:

re the honor of serving as the Town Attorney for the Town of Queen Creek. As the Town has previously informed you in writing, the Town has ir  
complaints and based upon those investigations, including the information provided by you, the Town has determined there is no violation of  
ng Code as applied to the facts. That has not changed. The vehicle in question is not a "semi-trailer or semi-tractor or other commercial vehicle  
up truck like many other families own, use and park in Queen Creek. There is no basis for any enforcement action to be taken by the Town, and  
be issued. I trust this resolves the matter.

resent the Town, including the council, in relation to this matter so please direct any future correspondence to my attention. Thank you. Scott.

tt A. Holcomb Member

N. Central Avenue Phone 602-285-5028  
1400 Fax 844-670-6009  
nix AZ 85004 Email [SHolcomb@dickinsonwright.com](mailto:SHolcomb@dickinsonwright.com)

[Me](#) [V-Card](#)

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**DICKINSON WRIGHT** PLLC

ARIZONA CALIFORNIA FLORIDA ILLINOIS KENTUCKY MICHIGAN NEVADA  
TENNESSEE TEXAS WASHINGTON D.C. OHIO

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----- Forwarded message -----

From: Jeff Comaianni <[jeffcomaianni@gmail.com](mailto:jeffcomaianni@gmail.com)>

Date: Fri, Apr 15, 2022 at 11:50 AM

Subject: Large Vehicle Parking

To: Erik Swanson <[erik.swanson@queencreekaz.gov](mailto:erik.swanson@queencreekaz.gov)>, [TownCouncil@queencreek.org](mailto:TownCouncil@queencreek.org) <[TownCouncil@queencreek.org](mailto:TownCouncil@queencreek.org)>

rik

s I have continued my research I discovered that a F-450 cab and chassis truck, like the one I have brought to your attention, has a 16,000 lb GVW  
VWR. This size vehicle would be classified as a commercial vehicle and you will no longer be constrained by your historical definition as applied to  
ow you mentioned that per standards, the party has 30 days to get the issue into compliance prior to a violation being issued. When do you think y  
re owner of the violation so the 30 days can begin?

hanks

Jeff Comaianni

ent from [Mail](#) for Windows