



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, May 4, 2022
6:30 PM

1) Call to Order:

The meeting was called to order at 6:37 p.m.

2) Roll Call:

PRESENT:

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

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 who keep us safe.

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

5.A) Proclamation - Economic Development Week

Vice Mayor Brown read the proclamation for Economic Development Week, which will be held May 9 - 13. He thanked the Town's Economic Development team for the work they do to attract and retain high-quality jobs and develop a vibrant community.

5.B) Proclamation - Travel/Tourism Week

Vice Mayor Brown read the proclamation for Travel and Tourism Week, which is May 1 -7 and recognized the impact of tourism as a driver of Queen Creek's economy.

5.C) Proclamation - Small Business Week

Vice Mayor Brown read the proclamation for Small Business Week, which is May 2 - 5. He said Queen Creek supports the national effort to help America's small businesses.

5.D) Proclamation - Public Works Week

Vice Mayor Brown read the proclamation for Public Works Week held May 15 - 22. He paid tribute to our Queen Creek public work employees for the contributions they make to protect our health, safety and quality of life.

5.E) Proclamation - Professional Municipal Clerks Week


Vice Mayor Brown read the proclamation for Professional Municipal Clerks Week, which is May 1 - 7. He recognized the Queen Creek clerks for the services they perform and their dedication to the community.

5.F) Recognition of IACA Certification for QCPD Crime Analyst Kaileigh Wright

Queen Creek Police Chief Randy Brice recognized Kaileigh Wright for her certification and explained the requirements needed to obtain certification. He noted that Ms. Wright was the only candidate to pass the exam. Ms. Wright came to the podium and accepted a plaque in recognition of her achievement.

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 

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

None.


12) **Final Action:**


Vice Mayor Brown invoked the Chair's privilege and moved Final Action Item 12 (A) & (B) ahead of Public Comment.

12.A) Consideration and possible approval of Resolution 1457-22 authorizing a Drinking Water State Revolving Fund Program Loan ("DWSRF") through the Water Infrastructure Finance Authority of Arizona ("WIFA") for water capital improvement plan projects in the amount of \$45,518,694 and declaring an emergency to accommodate the closing date for the loan.

Staff Report 

Project List for Water Financings 

Resolution 1457-22 

WIFA Drinking Water Loan Agreement 

Finance Director Scott McCarty reviewed financing terms associated with two loans totaling \$56M from the Arizona Water Infrastructure Finance Authority (WIFA). There are two resolutions tonight that will each require separate action. These items will enable us to finalize build-out of the water and sewer system in the next three years. Mr. McCarty explained the need to issue debt, as pay-as-you-go is no longer possible due to so much growth in the Town. He provided details on each loan 1) Drinking Water WIFA Loan: \$45M and 2) Clean Water WIFA Loan: \$10M. Mr. McCarty said WIFA has the lowest possible interest rate and is a Federal Government loan program. The emergency clause being requested will allow a quick close for the best interest rates.

MOTION:	To approve Resolution 1457-22 authorizing the approval of a Drinking Water State Revolving Fund Program Loan ("DWSRF") through the Water Infrastructure Finance Authority of Arizona ("WIFA") for water capital improvement plan projects and declaring an emergency to accommodate the closing date for the loans.
RESULT:	Approved unanimously (7-0)
MOVER:	Robin Benning, Council Member
SECONDER:	Julia Wheatley, Council Member

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

- 12.B) **Consideration and possible approval of Resolution 1458-22 authorizing a Clean Water State Revolving Fund Program Loan (“CWSRF”) through the Water Infrastructure Finance Authority of Arizona (“WIFA”) for wastewater capital improvement plan projects in the amount of \$10,098,396 and declaring an emergency to accommodate the closing date for the loan.**

Staff Report

Project List for Wastewater Financings

Resolution 1458-22

WIFA Clean Water Loan Agreement

Mayor Barney voted remotely and left the meeting after Item 12.(B).

MOTION: To approve Resolution 1458-22 authorizing a Clean Water State Revolving Fund Program Loan (“CWSRF”) through the Water Infrastructure Finance Authority of Arizona (“WIFA”) for wastewater capital improvement plan projects in the amount of \$10,098,396 and declaring an emergency to accommodate the closing date for the loan.

RESULT: Approved unanimously (7-0)

MOVER: Julia Wheatley, Council Member

SECONDER: Emilena Turley, Council Member

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

7) **Public Comments:**

The following spoke in opposition of the LG plant:
Greg LeCheminant, 20832 S Titus St., Queen Creek
Autum Rosenberger, 1493 E Lobo St, San Tan Valley
Dena Larsen, 3925 E Ebano St., Gilbert

The following spoke in favor of the LG plant:
Chris Clark, Chamber of Commerce 22246 S Ellsworth Rd., Queen Creek

The following public comments regarding the LG Plant were received via email and were read into the record by Assistant Town Manager Bruce Gardner:

Shanda Newsam, 43703 N Coyote Rd, San Tan Valley (Oppose)

Breann Nichols, 42941 N Suburban Ave, San Tan Valley (Oppose)

Mark Schnepf, 22601 E Cloud Road, Queen Creek (In Favor)

Lisa Horne, 43177 N Coyote Rd, San Tan Valley (Oppose)

Alec Lykins, 43508 N. Friend Ave, San Tan Valley (Oppose)

Noelle Jackowiak, 40556 N. Domiano St., San Tan Valley (Oppose)


The Town Council recessed for approximately ten-minutes and resumed at 7:24 p.m.


8) **Consent Agenda:**

- 8.A) Consideration and possible approval of the April 6, 2022 and April 20, 2022 Regular Session minutes.

Department: Town Clerk's Office

Staff Report 


Minutes 04-06-22_DRAFT 

Minutes 04-20-22_DRAFT 

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

Department: Finance

Staff Report 

Expenditures Over \$25,000-May4.pdf 

- 8.C) Consideration and possible approval for the purchase of a Ford Transit T350 High Roof Dual Rear Wheel Van in an amount not to exceed \$166,000 through GSA contract # GS-07F-9375S. This is in lieu of the estimated \$120,000 authorized spending authority of a crime scene van that was approved on December 1, 2021 due to Supply Chain Issues. No budget adjustment is necessary. (FY 21/22 Budgeted Item)

Department: Police

Staff Report 


GSA Quote Ford T350.pdf 


- 8.D) Consideration and possible approval of the "Final Plats" for Legado Parcels EF, G, H, I & J, a request by VPTM Legado LB LLC.


Department: Development Services


Staff Report 


Aerial Exhibit - Legado Phases 2&3.pdf 

Final Plat - Legado Parcel EF.pdf 

Final Plat - Legado Parcel G.pdf 

Final Plat - Legado Parcel H.pdf 

Final Plat - Legado Parcel I.pdf 


Final Plat - Legado Parcel J.pdf 

- 8.E) Consideration and possible approval of a Project Order #1 for Wood Environment & Infrastructure Solutions, Inc. in an amount not to exceed \$31,385 for Town-wide School Zone sign inventory and Compliance Evaluation. (FY 2021/22 Budgeted Item)

Department: Public Works

Staff Report 

Site Map 

PTO_No1-SchoolZoneSign.pdf 


- 8.F) Consideration and possible approval of a Project Order #1 & #2 for Lee Engineering in an amount not to exceed \$162,580 for Traffic Signal Optimization for Corridors (Project # XX029) for Rittenhouse Rd - Germann Rd to Grange Rd and on Riggs Rd - Power Rd to Gantzel Rd. (FY 2021/22 Budgeted Item)

Department: Public Works

[Staff Report](#) 

[Site Map.pdf](#) 


[PTO#1_TSOP_Rittenhouse.pdf](#) 


[PTO_No2_TSOP_RiggsRd.pdf](#) 


- 8.G) Consideration and possible approval of a Master Design contract and Project Task Order #1 with DWL Architects + Planners, Inc. for architectural design services of the Queen Creek Aquatic Center (CIP project RQ010) and Multi-Generational Recreation Center (CIP project RQ020) at Frontier Family Park in the amount of \$154,803. (This is a FY 2021/22 budgeted item).


Department: Capital Improvement Projects

[Staff Report](#) 

[Project Location Map](#) 

[Site Location Exhibit](#) 

[Final Design Master Contract](#) 

[Proposal for Conceptual Design Services](#) 


- 8.H) Consideration and possible approval of a Professional Services Contract Project Work Order # 2 with T.Y. Lin International for engineering design services for Power Road from Riggs Road to Hunt Highway (CIP Project A1406) in an amount not to exceed \$971,920 and the necessary budget adjustments.

Department: Capital Improvement Projects

[Staff Report](#) 

[Project Location Map](#) 


[Site Location Exhibit](#) 

[Project Task Order](#) 


- 8.I) Consideration and possible approval of a Design Professional Services Master Contract with Merge Architectural Group and Project Task Order No. 1 for the Public Works Field Operations Facility Phase 2 Public Works / CIP administration building project architectural design (CIP Project MF018) in an amount not to exceed \$308,233. (This is a FY 2021/22 Budgeted Item.)

Department: Capital Improvement Projects

[Staff Report](#) 

[Project Location Map](#) 

[Site Location Exhibit](#) 


[Design Master Contract](#) 


[Merge Project Scope](#) 


- 8.J) Consideration and possible approval of the Intergovernmental Agreements with the City of Mesa, the Town of Gilbert, and the Superstition Fire and Medical Department for back up ambulance services.

Department: Fire & Medical

Staff Report 

Mesa and QC IGA for Backup Ambulance Services.pdf 


SFMD and QC IGA for Backup Ambulance Services.pdf 

Gilbert and QC IGA for Backup Ambulance Services.pdf 

- 8.K) Consideration and possible approval of an Intergovernmental Agreement with the City of Mesa to provide Paramedic Education Services.

Department: Fire & Medical


Staff Report 


City of Mesa IGA Relating to Firefighter Paramedic School - Queen Creek.pdf 


- 8.L) Consideration and possible approval of Resolution 1451-22 creating Street Light Improvement District Number 134, (No. 2022-001 for Harvest Queen Creek Parcel 3-1); Resolution 1452-22 creating Street Light Improvement District Number 135, (No. 2022-002 for Harvest Queen Creek Parcel 3-2); and Resolution 1453-22 creating Street Light Improvement District Number 136, (No. 2022-003 for Harvest Queen Creek Parcel 3-3).


Department: Development Services

Staff Report 


Aerial Exhibit - Harvest Queen Creek.pdf 

Resolution 1451-22_Harvest Queen Creek Parcel 3-1.pdf 

Harvest Queen Creek Parcel 3-1 - Attachments.pdf 

Resolution 1452-22_Harvest Queen Creek Parcel 3-2.pdf 

Harvest Queen Creek Parcel 3-2 - Attachments.pdf 

Resolution 1453-22_Harvest Queen Creek Parcel 3-3.pdf 

Harvest Queen Creek Parcel 3-3 - Attachments.pdf 

Council Member Turley pulled Item 8(G) for a separate vote.

MOTION:	To approve the Consent Agenda minus Item 8(G).
RESULT:	Approved unanimously (6-0)
MOVER:	Emilena Turley, Council Member
SECONDER:	Julia Wheatley, Council Member
AYES:	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

MOTION:	To approve Consent Agenda Item 8(G).
RESULT:	Approved (4-2)


MOVER: Julia Wheatley, Council Member
SECONDER: Robin Benning, Council Member
AYES: 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
ABSENT: Gail Barney, Mayor


9) **Public Hearing Consent Agenda:**


- 9.A) Public Hearing and possible action on Ordinance 785-22 P22-0032 Minimum Residency Requirement for Planning Commissioners Text Amendment, a staff initiated request for a Zoning Ordinance and Town Code Text Amendment to enact a minimum 1-year residency requirement for Planning Commissioner appointments.

Department: Development Services

[Staff Report](#) 

[Proposed ZO Amendment - 1 Year Residency.pdf](#) 

[Proposed TC Amendment - 1 Year Residency.pdf](#) 

[Ordinance 785-22.pdf](#) 

Vice Mayor Brown opened the Public Hearing. There were no comments and the Public Hearing was closed.

MOTION: To approve P22-0032 Minimum Residency Requirement for Planning Commissioners Text Amendment, a request for a Zoning Ordinance and Town Code Text Amendment to enact a minimum 1-year residency requirement for Planning Commissioner appointments.

RESULT: Approved unanimously (6-0)

MOVER: Julia Wheatley, Council Member

SECONDER: Leah Martineau, Council Member

AYES: 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

10) **Public Hearings:**

None.

11) **Items for Discussion:**

- 11.A) Discussion on the 2022-2027 Town of Queen Creek Corporate Strategic Plan.

[Staff Report](#) 

[Redlined draft Town of Queen Creek Corporate Strategic Plan 2022-2027](#) 

[Sample 3rd Quarter FY 22 Corporate Strategic Plan Executive Report](#) 


Town Manager John Kross introduced the item. He said the Corporate Strategic Plan is a living document that encompasses a five-year organizational plan and is updated annually. It has been in use for the last fifteen years. Mr. Kross introduced Samantha Womer, Public Information Specialist, to provide an overview of recent changes and status updates from last year's plan.

Ms. Womer briefly reviewed the five strategic priorities, which set goals that guide the Town Manager and Town departments. She reported that a majority of the goals have been completed or are on track. She highlighted the priority areas where minor changes or updates were proposed: Effective Government; Safe Community; Secure Future and Superior Infrastructure. Some updates included the transition to municipal ambulance services, establishing more regional partnerships and beginning the construction of new parks.

Council appreciated the forward progress made on goals and the addition of new goals as needed. They commented that the new format was easy to read.

- 11.B) Presentation of the financial terms of the \$21M Water Infrastructure Finance Authority of Arizona ("WIFA") refunding authorized by the Town Council on April 20, 2014.

[Staff Report](#) 

[Presentation](#) 


Finance Director Scott McCarty provided a brief update on the Emergency Clause enacted at the April 20, 2022 Council meeting to refinance the WIFA Drinking Water Loan. He said given the volatility of the market he was pleased to report successful results, with a net future value savings of \$2.1M. He said annual savings were 50% higher than expected and he thanked staff and consultants who worked on the deal as well as Council for approving the emergency clause.


- 12.C) **Consideration and possible action on the Town's FY 2022-23 Tentative Budget of \$730.2M and Request to set the Public Hearing for May 18, 2022 for both the Final Budget and the Truth-In-Taxation per requirements under Arizona State Statutes.**

Department: Finance

[Staff Report](#) 

[FY 2022-23 Tentative Budget Adoption Presentation](#) 

[Required State Budget Forms \(Schedules A-G\)](#) 

[FY 2022-23 Budget Committee Follow-Up Memo](#) 

Town Manager John Kross introduced the budget presentation and thanked staff and the Budget Committee for their efforts related to the entire budget process. He said the first step according to State Statute is to approve a tentative budget and schedule public hearings for future budget actions. He recapped the Budget Committee's action to recommend approval of the FY22-23 \$730.2M tentative budget, which includes an increase of \$23M for park land acquisition.

Mr. Kross reviewed current economic conditions and discussed the importance of growth projections to identify costs of new services, location of new infrastructure and revenues. He outlined key financial policies that are adopted by the Town: 1) pension funding; 2) 25% reserve policy; 3) Operating Budget Repair/Replacement accounts; 4) employee compensation; 5) Parks Master Plan funding; 6) new position placeholders and 7) program funding placeholders.

Mr. Kross said the policy decisions recommended for FY2022-23 include creating an Ambulance Transportation Service and determining the primary property tax with a recommended \$1.83 levy rate. He noted that the primary property tax can only be used for Public Safety. Mr. Kross provided details on the \$730.2 M budget and said 72% of the budget is for infrastructure. He discussed the layout of the budget, restricted funds and how impact fees can be used per State statute. Mr. Kross summarized the new staffing positions that are recommended and said a majority is for public safety.

Finance Director Scott McCarty provided an overview of the Operating Budget and noted that the FY22-23 budget parameters focus on maintaining existing service levels, increasing service levels in the police department and new services for an ambulance transportation program. He addressed 5-year planning goals and projections of costs and revenues which are driven by population, the economy, sales tax and new

businesses. He discussed revenue sources by category and said the FY22-23 revenues are estimated at \$119.7M.

Mr. McCarty discussed property taxes and assessed property values and explained the property tax formula. He said that the increase of assessed values for residential home properties were mainly due to market conditions. Mr. McCarty said that Council recommended the Town keep the same \$1.83 levy as last year.

Mr. McCarty concluded with operating expense projections (\$114.4M). He summarized expenses by category and said that a majority of expenses are for transportation, Police, and Fire/EMS. Mr. McCarty reviewed the reserve budget and Town policies and said we anticipate a reserve balance of \$22.8M for future use as determined by Council.

Deputy Finance Director Dan Olsen discussed other areas of the budget that are not part of the Operating Budget. He gave details on the Infrastructure Budget and outlined approved projects underway and new construction projects in several areas. He provided details on the Water Operating Fund; Wastewater Operating Fund; Solid Waste/ Recycling Fund; Town Center Fund; Streetlight Improvement District; and Healthcare Fund.

Mr. Olsen concluded with contingency budgets that are used for unexpected costs or under contract carry forward items. Mr. Olsen reviewed the Town's annual bond debt payment and outstanding bonded debt costs. He said the operating budget pays about 70% of the debt. He outlined debt service in water, utilities and other areas.

The final steps to adopt the budget are as follows:

May 4 – Tentative Budget Approval

May 18 – Final Budget Adoption

June 1 - Property Tax Levy Adoption

Council Member Wheatley commented that she appreciates Town Management and staff for creating a balanced budget. She thanked staff and the Budget Committee for their time and effort throughout the budget process. As the Chair of the Budget Committee, Council Member Wheatley said the Committee is recommending approval of the budget.

Vice Mayor Brown provided each council member an opportunity to comment on their vote.

Council Member Martineau said she is in support of most parts of the budget and commented on the Town's sound financial decisions. She thanked the Town staff for their work. She said she believes in limited government and was concerned about the increase in the Town budget in times of economic uncertainty. She said areas where she has concerns are the aquatic center, recreation center, expanding ambulance services, staffing and subsidizing Horseshoe Park.

Council Member Turley was proud of the Town's many accomplishments and the wise decisions made over the years. She commented on park spending in a time of economic unrest. She appreciates parks but would like to see a different approach with partnerships and was concerned with additional debt services and future maintenance costs in relation to parks. Council Member Turley said she would like to see the tax levy lowered each year for the residents and also a lower construction sales tax rate. She will not be in support of the budget but looks forward to discussing ideas for excess reserve funds to pay debt or lower taxes.

Council Member Benning said it is an honor to serve Queen Creek and he feels that the reserve policy and the needs of the community are being met. He said roads, water and utility infrastructure have been the majority of costs for many years and he said now is the time to fund parks. He is in support of this budget and said it meets the needs of residents.

Council Member Oliphant said she appreciates the time and effort put in by the Budget Committee and staff and is proud to part the budget process. She said new roads and road maintenance have been a past and ongoing priority. Council Member Oliphant said we have a healthy budget and have a built a healthy savings and she is happy that parks are finally a priority. She said she will be in support of the budget.

Council Member Wheatley said the significant difference in the increase in this year's budget from prior years is the large amount of CIP carry forward projects. She said it is a legal requirement to pass a balanced budget and hopes Council can find a baseline that we can all agree on. She said she agrees with lowering the tax rate for residents, but feels now is not the right time based on the priorities and needs of our growing community.

She said she will be in support of the budget.

Vice Mayor Brown said he is in support of the budget. He agrees with lowering the tax rate and said we are headed in the right direction and LG will help achieve this by diversifying revenue streams. He commented on budget highlights such as fully funded pension reserves and our reserve policy. He spoke in support of public safety staffing; infrastructure programs; placeholder for water rights; and levels of service for parks including the aquatic/recreational center. He said this is a balanced budget and is financially sound and responsible.

MOTION: To approve the Town's FY 2022-23 Tentative Budget of \$730.2 million and to set the public hearing for both the FY 2022-23 Final Budget and the Truth-in-Taxation hearing requirement for primary property taxes under Arizona State statutes. Such hearings will occur on May 18, 2022 at 6:30 p.m. in the Town Council Chambers.

RESULT: Approved (4-2)

MOVER: Julia Wheatley, Council Member

SECONDER: Dawn Oliphant, Council Member

AYES: 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

ABSENT: Gail Barney, Mayor

13) Adjournment:

The Council reconvened into Executive Session at 9:10 p.m. The Regular Session reconvened and adjourned at 9:50 p.m.

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 May 4, 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: _____

Council Committee Reports

- 04/21– Valley Metro Board Meeting (Brown)
- 04/22 – East Valley Transportation Infrastructure Stakeholder Meeting (Benning)
- 04/25 – Queen Creek Sergeant Promotion and Swearing-In Ceremony (Brown, Wheatley)
- 04/26 – Queen Creek Unified School District Business Partner Breakfast (Oliphant, Wheatley)
- 04/27 – Maricopa Association of Governments Regional Council Meeting (Brown)
- 04/27 – Central Arizona Governments Regional Council Meeting (Benning)
- 04/27 – Central Arizona Project East Valley Cities & Towns Dinner (Brown)
- 04/29-05/03 – American Planning Association National Planning Conference (Brown, Benning)
- 05/04 – League of Arizona Cities and Towns General Administration, Human Resources and Elections Committee Meeting (Brown)
- 05/04 – Meeting with Senator Rios on HB2389 (Benning)



public comment for May 4th meeting

shanda@whitleymachine.com <shanda@whitleymachine.com>
To: PublicComment@queencreekaz.gov

Wed, May 4, 2022 at 2:28 PM

Call to the Public,

Shanda Newsam

[43703 N. Coyote Rd](#)

[San Tan Valley 85140](#)

I am once again addressing my concern for the LG Lithium Battery Plant. My hope is maybe this time during this discussion most of the council will stay awake and pay attention to our concerns. You keep bringing up the point of all these jobs that will be brought in with this development. But we moved to this area knowing we would have to commute to our daily jobs because of the lifestyle we live. Our area is majority of equestrians and animal owners who moved out here because there is open space, there is no streetlights and there was low traffic in our neighborhood. We love that about our area, that at night you can see the stars, and you don't have annoying street lamps or the noise of cars coming and going all hours. It's a neighborhood that when you start to drive down our streets you roll the windows down and take in the air. Over the past six years we have seen Queen Creek grow. Which it was nice to see a grocery store come in and local food. But you are destroying our community and its heartbreaking that you cannot see that. The poor taste you have left with thousands of residents due to this battery plant and pushing in manufacturing in an area that is supposed to be rural. This is Queen Creek, it is not Gilbert and it is not Chandler. Your constituents have moved to this area for a reason for the rural lifestyle, knowing our commute to work. We have accepted that, And you the council members are destroying family homes that have been established for generations because you want to bring in a lithium battery plant that no one wants expect for the few of you, that somehow have all this power to vote it in. You talk about Queen Creek culture and heritage and how your vision statement is a range of venues to celebrate it. I'm not sure you all of you sitting up there know anything about Queen Creek's culture and heritage, because turning rural areas into industrial parks, is sure not it. You need to at least have a meeting with the resident's nearby and hear what they would want for this area and how you can keep our way of life, because I know for me this is my home, this is a place I have invested for my future and for my child's future.

Thank you,

Public Comment Meeting 5/4/22

1 message

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

Wed, May 4, 2022 at 2:42 PM

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

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

Breann Nichols
42941 N Suburban Ave STV 85140

This a follow-up to LG battery plant. Questions still have not been answered in regards to watery supply, the light ordinance and noise ordinance that will effect the nearby neighborhoods. Chandler Battery plant fire took over 1 million gallons of water to put out per the Fire Chief. How does QC plan for this on a larger scale with a water drought? Chandlers fire also showed us that due to a Hazmat situation a quarter mile had to be evacuated and they are currently still running air quality studies. How does QC plan to accommodate hundreds of families and livestock if such should arise? Our neighborhood should have local traffic only signs throughout. We already have a traffic issue in our community. Speed limit signs are posted but no one respects the roads when our children are on horseback going to their friends, people driving past them well over the speed limit and not understanding how unsafe it is. Which is why us residents chose to live in such a rural area. But now that you are taking that away brining in thousands of jobs not from just local residents but also surrounding areas. You will be putting more unsafe traffic in our neighborhood and drivers using our roads as a cut through for the already poor infrastructure. We should have frontage roads around our community and any industry should be over 2 miles away to keep the light and noise ordinance that is of San Tan Valley and our rural community.

Thank you for your time
Breann Nichols

May 4, 2022

PUBLIC COMMENT LG

From: Mark Schnepf 22601 E. Cloud Rd Queen Creek, AZ 85142

Subject: LG Project.

Position: Support

Please read into the record

Dear Mayor Barney and Council Members:

I regret that I cannot be at the meeting in person but would like this read into the record. I am writing in support of the LG Project. I am aware that it has become controversial and I am sure my position will be the opposite position from friends I have known for decades.

For those who are unaware I served as the first Mayor of Queen Creek and finished my service in 2000. When I left office I decided that I would refrain from making local candidate endorsements or taking a public position on an issue unless I felt that the community was going to be harmed or damaged or ~~damaged~~ in some way. In the 22 years since I left office this is only the third time I have waded into a Queen Creek issue publicly.

When we created the first General Plan for the Town we envisioned a community that offered different types of housing for future residents. A strong commercial downtown and employment in the planned industrial area along our northern boundary of the Town. We chose not to be just a bedroom community. Over the decades, the town's general plan has had changes made to it and the Town's boundaries have expanded. But the plan to site Industrial type jobs in the north has never changed. The north area of Queen Creek has always been the only logical location to site large employers and even more so with the extension of the 24 freeway.

It has always been the vision for Queen Creek to attract good, higher paying jobs to the community. This supports the tax base and means that residents have job opportunities within the community instead of having to commute long distances. LG is the first big success with this 30 year vision. I congratulate the Council on their accomplishment.

I have read some of the concerns and criticisms from those opposed and it is not my job to respond to those....that is the job of the Town and LG, but I would like to make a comment on one aspect.

One of the criticisms is that tax abatements have been offered to LG. I don't like tax abatements myself but I also don't like good paying jobs all going to Texas, or other states, or

even other communities within AZ. Communities compete for employers; that's the system we live in. Just last year we lost a Samsung Factory to Austin Texas.

Regarding the abatements, The Town has offered to pay for road improvements, extend utility services and waive development fees that would normally be charged. The road improvements are going to be made anyway whether now or in the future. Germann is a designated road of regional significance. The utilities would be extended by the town anyway, whether now or in the future. I think that is well worth waiving some development fees for 2800 long term, local, good paying jobs.

Schnepf Farms can't provide 2800 good paying jobs, neither can Olive Mill, or Frys, or Fat Cat's, or Botanical Gardens, or Hayden Flour Mill or any other retail business in the town including all those in the downtown area. Homebuilders can't provide long term good paying jobs because they leave the community as soon as the neighborhoods are built. I wish I had more time to comment on other aspects of this project but I don't.

I will close by saying The Town's only opportunity to create long term, good paying, industrial type jobs is to attract major employers to the north side of our community close to the 24 freeway. That's what the Town has done, that is one of their jobs, they finally got it done after 30 years, and I support that.

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

1 message

Food Allergy P.I. <foodallergypi@gmail.com>
To: publiccomment@queencreekaz.gov

Wed, May 4, 2022 at 5:18 PM

Public Comment | Lisa Horne | [43177 N. Coyote Rd. San Tan Valley, AZ 85140](#) (264 words counted in comment below).

Regarding the Lithium Plant set to break ground on northeast corner of Ironwood and Germann:

1-It is requested that Queen Creek Town Council make all phases available for public input. Currently you are touting, "don't worry it's just on the far northwest corner... don't worry it's so far from residential and schools". False. That's Phase 1. Zoom in on image you provided. We want to know what is Phase 2 by Germann and any other potential future phases on this land are so that we may provide feedback to keep all future phases planned as far away as possible.

2-We want testing for air and water regularly scheduled, results posted to a public website for the people to be ever aware.

3-We request the buildings in Phase 1 be moved farthest north portion swapped with parking to give even more distance between the people of San Tan Valley and the buildings for Lithium. Currently parking is furthest and building structure nearest.

4-What are emergency evacuation plans? Will local PD and fire assist in an orderly planned evacuation? Who will pay for San Tan Valley residents displaced in event of emergency or otherwise evacuated? What is the plan for our livestock to be evacuated and where would they be placed and cared for? We know this is a very realistic and strong possibility as the lithium storage facility in Chandler has a fire is still smoldering several weeks later as this public comment is being read, and while they have no residential nearby, their businesses were evacuated in the vicinity.

5- What research has been done to ensure environmental and animal preservation in the area is respected?

6- How will the flood zone that this land is located affect planning, building, location of buildings on the property? How will flood zone planning affect water runoff to San Tan Valley residents to the south?

Thank you for your consideration.

Lisa Horne

LG Plant

1 message

Alec Lykins <lykinsplumbing@gmail.com>
To: publiccomment@queencreek.org

Wed, May 4, 2022 at 6:24 PM

Alec Lykins 4802357461

[43508 N Friend Ave, San Tan Valley, AZ 85140](#)

I am strongly apposed to this LG plant being built in such a close proximity to residential neighbor hoods, Especially on the corners of Ironwood & Germman directly across from a 55+ Community and less then a mile away from my home, The majority of those around us myself encloded have livestock and will not be able to evacuate quickly should the need arise , It would require multiple trips with trailers to move all the livestock and to what location should the need arise to get away from the highly toxic fumes when these batteries catch fire , it's not a matter of if but when as we have already had two of the battery plants catch fire within the last couple months in this country with neighborhoods evacuated as the can not be put out only controlled until they burn themselves out unless I've been misinformed.

What are the cities plan for putting everyone and there livestock up not if but when the need arises and who will bear the brunt of the expense of time and possibly lose of livestock lost due to evacuation.

Public comment to be read aloud during meeting from Noelle Jackowiak; 40556 N. Domiano Street, San Tan Valley 85140

1 message

N J <colorfulwings123@gmail.com>
To: publiccomment@queencreekaz.gov

Wed, May 4, 2022 at 6:07 PM

Public Comment to be read aloud during meeting.

Noelle Jackowiak
40556 N. Domiano Street
[San Tan Valley AZ 85140](#)

[Queen Creek](#) Town Council,

I am very disappointed in the plan to continue with the development of the LG Plant. There has been so much opposition and valid concerns that are being ignored.

That website you created hastily after the fact to address only a select few concerns was cute. Really cute. Concerned residents know it was only done to save face.

What type of studies have you conducted to claim this is a safe facility? I don't understand how you can make this claim when zero due diligence was conducted or required.

You didn't address who specifically will be providing the hazmat team during an emergency? Are you planning on just using Gateway Airport's team? Wouldn't it be more prudent to have your very own?

Also, what are the plans for evacuations of the nearby homes, schools, and farms? How large of an evacuation area? How will this be determined?

Who will be responsible for cleaning up during an environmental emergency? Is it the town of Queen Creek? Will it be Pinal County? Who will be responsible for reparations to the families, the schools, and farmers when an environmental emergency occurs?

What types of contamination has the town prepared for?

I'm a 1st generation Arizonan and the last hold out. I have a lot of family in West, by God, Virginia. The industry there took full advantage of certain areas just because they could all in the name of industry. Guess what? Even with all their supposed safety protocols, the soil, air, and ground water became contaminated. People's lives are ruined. Their health ruined. What you're doing is just the same. You're gambling with people's lives. Who would have thought this could happen here? I guess, just call me naive because I never thought this could happen here. You don't think the people of Queen Creek and San Tan Valley deserve better?

I continually pray for the people of Queen Creek and San Tan Valley.

Thank you for your time.

Ps - Thank you Jeff Brown for unblocking me on Facebook, even though you blocked me without any previous interaction.

Dear Queen Creek Council:

Out of a spirit of transparency regarding the LG Battery Plant, I would like you to share with the public the following:

1. A Cost Benefit Analysis focused solely on Queen Creek, excluding any perceived benefits to Apache Junction, Mesa or the State.

How much are we giving up in taxes, licensing fees, etc.? How much will Queen Creek spend to provide the necessary infrastructure and supporting services for this venture? Where will we benefit? Show in some detail those projections.

2. What studies have been done so support the safety of this plant, both from an environmental standpoint and from potential fire and other possible hazards?
3. How much liability coverage does LG have to ensure reparations from health, physical injury, ground water contamination, etc.

Please provide this information in a public forum for all to attend. Maybe it would be good for someone from LG to be a part of this forum.

I would also like similar cost benefit information on the Costco project and how you can justify giving concessions to them and not the other retailers in our town.

Thank you,

Greg LeCheminant

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Email: thelecheminants@live.com

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