



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, June 1, 2022
6:30 PM

1) Call to Order:

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

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 attended remotely.

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 - Queen Creek Dust Awareness Week

Vice Mayor Brown read the proclamation for Dust Awareness Week and urged residents to take simple steps to help keep our air clean.

5.B) Proclamation - Southwest Monsoon Awareness Week

Vice Mayor Brown read the proclamation of Monsoon Awareness Week and provided safety tips.

5.C) Proclamation - Parks & Recreation Month


Vice Mayor Brown read the proclamation for Parks & Recreation Week and shared a list of our existing parks and new park projects breaking ground soon.

5.D) Recognition of Officer Antonio Rodriguez: Top-Cop National Award & Medal of Valor

Police Chief Randy Brice shared the details of the Top-Cop National Award & Medal of Honor and the actions taken by Antonio Rodriguez during an incident he responded to while working on the Phoenix Police Department. Chief Brice recognized him for his bravery during a dangerous shooting/kidnapping incident in Phoenix. He said he is honored to have him on the Queen Creek Police Department.

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.

Master slides 06-01-2022 DRAFT.pdf 

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

1. Economic Development Commission (May 25, 2022)

Council Member Wheatley presented the report. The Commission approved two Facade Improvement Applications; Lisa Dalton provided an overview of the activities at Gangplank; and CIP Director Dave Lipinski gave a presentation on the structure of the CIP Department and outlined Town projects. The next meeting will be in July.


12) Final Action:


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

12.A) Consideration and possible adoption of Resolution 1473-22 authorizing the execution and delivery of a Purchase Agreement and a Trust Agreement, 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, Second Series 2022, evidencing a proportionate interest of the owners thereof in such purchase agreement; 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 and declaring an emergency.

Staff Report 

Authorizing Resolution No. 1473-22 

Sixth Purchase Agreement 

Sixth Trust Agreement 

Finance Director Scott McCarty presented information on the \$25M bond for parks. He said the Council previously approved a \$138M debt issue to fund Phase I of the Adopted Parks Master Plan. He explained that the market is very volatile and we were only able to sell \$113M of the authorized \$138M amount. As a result a \$25M supplemental debt issue is recommended. He said the resolution would allow us to negotiate terms and get the best interest rate in a volatile market without waiting for the 30 days and allow us to finalize terms as soon as possible, including a callable debt.

Council Member Turley commented that she was not in support of the parks expenditure, however she will support the resolution and she sees the value of the emergency clause financially.

Council Member Martineau echoed the comments of Council Member Turley and spoke on the importance of fiscal responsibility.

MOTION: To approve Resolu on 1473-22 authorizing the execution and delivery of a Purchase Agreement and a Trust Agreement, 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, Second Series 2022, evidencing a proportionate interest of the owners thereof in such purchase agreement; 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 and declaring an emergency.

RESULT: Approved unanimously (7-0)

MOVER: Robin Benning, Council Member

SECONDER: Julia Wheatley, 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

7) Public Comments:

Chris Clark, President/CEO of Queen Creek Chamber of Commerce, 22246 S Ellsworth Rd, commented that the QC Chamber will feature the Queen Creek Fire Department and LG Energy Systems in some of their upcoming video series.

[Lisa Horne 43177 N Coyote Rd, San Tan Valley](#) 

Mayor Barney left the meeting.

8) Consent Agenda:

- 8.A) Consideration and possible approval to appoint Jennifer Robinson to the Queen Creek Fire Public Safety Personnel Retirement System (PSPRS) Board.

Department: Town Manager's Office

[Staff Report](#) 

[Boards & Committees Member Application](#) 

- 8.B) Consideration and possible approval of the "Final Plat" of Vineyard Towne Center, a request by Vestar VTC LLC.

Department: Development Services

[Staff Report](#) 

[Aerial Exhibit - Vineyard Towne Center.pdf](#) 

[Final Plat - Vineyard Towne Center.pdf](#) 

- 8.C) Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy and to authorize the purchase from a new awarded vendor/contract based on the expiration of the current contract. (FY 21/22 and FY 22/23 Budgeted Items)

Department: Finance


[Staff Report](#) 

[June 1, 2022 Expenditures \(Revised\).pdf](#) 

- 8.D) Consideration and possible approval of a five-year Software License Agreement with Canto, Inc. in an amount not to exceed \$172,339 for Digital Asset Management System implementation services and license subscription fees. (FY 21/22 budgeted item)

Department: Workforce & Technology

[Staff Report](#) 

[Contract - Canto.pdf](#) 

- 8.E) Consideration and possible approval of a five-year Lease Agreement with Dell Financial Services L.L.C in an amount not to exceed \$250,000 for PC workstations, laptops, accessories, and services through the State of Arizona cooperative contract # ADSPO16-0981636. (FY 21/22 Budgeted Item)

Department: Workforce & Technology

[Staff Report](#) 


- 8.F) Consideration and possible approval of a one-year contract, with up to four possible one-year renewals, with Cable Solutions, Endsolution Communication, Solutions-13, and Technology Integrators, for the purchase of cabling supplies and cabling installation services on an as-needed basis not to cumulatively exceed \$500,000 annually.

Department: Workforce & Technology

[Staff Report](#) 

[Contract - Cable Solutions .pdf](#) 

[Contract - Technology Integrators.pdf](#) 


[Contract - Solutionsi3.pdf](#) 

[Contract - EndSolutions.pdf](#) 

- 8.G) Consideration and possible approval for the purchase of Axon hardware, professional services, and licensing for additional body cameras, Tasers, docking stations, software licenses, and other related accessories/equipment in an amount not to exceed \$67,262.68 through the Sourcewell National Cooperative #010720-AXN; (FY21/22 Budgeted Item).

Department: Police

[Staff Report](#) 

[Axon_Quote Q-364192-44700_900KW.pdf](#) 

- 8.H) Consideration and possible approval of a professional services contract with Arrington Watkins Architects, LLC for a Police Department Master Plan in the amount of \$350,000 and the necessary budget adjustments.

Department: Police


[Staff Report](#) 


[Professional Services Contract for PD Master Plan](#) 

- 8.I) Consideration and possible approval of a Design Services Contract with Atwell, LLC for roadway design services of Ryan Road and 220th improvements (CIP projects A2001 and A1702) in the amount of \$362,583 and the necessary budget adjustments.

Department: Capital Improvement Projects

Staff Report 

Project Location Exhibit 


Site Location Exhibit 

ATWELL CONTRACT 


- 8.J) Consideration and possible approval of Second Amendment to the On-Call Project Order No. 30 with Sunrise Engineering for engineering services for the Schnepf Road Waterline from Chandler Heights to Combs Road (WA250) increasing the total project order by \$18,416 for a total not to exceed amount of \$169,941. (This is a FY 2021/22 Budgeted Item)

Department: Capital Improvement Projects

Staff Report 

Project Location Exhibit 

Project Site Exhibit 

Project Order 30 - Amendment 02 

- 8.K) Consideration and Possible approval of Design Professional Services Master Contract with Dibble and Associates Consulting Engineers and Project Task Order No. 1, for engineering design services for the Field Operations Facility Site drainage and general infrastructure improvements in support of planned development on the site in an amount not to exceed \$439,690. (This is a FY2021/22 Budgeted Item)

Department: Capital Improvement Projects

Staff Report 

Project Location Exhibit 

Site Location Exhibit 

DIBBLE DESIGN PROFESSIONAL SERVICES CONTRACT 

- 8.L) Consideration and possible approval of the purchase of a 5ft x 10ft digital sign purchased from YESCO not to exceed \$49,335 for "The Chapman Automotive Group Arena" at Horseshoe Park & Equestrian Centre and necessary budget

adjustments.

Department: Economic Development

Staff Report 

YESCO Proposal 

- 8.M) Consideration and possible approval of a Cooperative Purchase Agreement with Cintas Corporation No. 2 for Uniform Rental and Cleaning Services for various town departments, utilizing the Omnia Partners, Public Sector, National Contract No. #R-BB-19002, in an amount not to exceed \$82,000 annually. (This is a FY 22/23 Budgeted Item)

Department: Public Works

Staff Report 

Cintas - Cooperative Purchase Agreement and Uniform Rental Agreement 

- 8.N) Consideration and possible approval of a professional services contract with Albert Holler & Associates in an amount not to exceed \$48,000 for Transaction Privilege Tax (Sales Tax) auditing and consulting services.

Department: Finance


Staff Report 

Professional Services Contract with Albert Holler & Associates 

- 8.O) Consideration and possible approval of a Job Order with MGC Contractors, Inc. in an amount not to exceed \$328,662 for Phase 1 of the Sewer Manhole Rehabilitation Project WW077. (FY 21/22 Budgeted Item)

Department: Utilities

Staff Report 

MGC Job Order 27 - Phase 1 Manhole Rehabilitation 

- 8.P) Consideration and possible approval of a Utility Services Exchange Agreement Between EPCOR Water Arizona, Inc., an Arizona Corporation, and the Town of Queen Creek, an Arizona Municipal Corporation, and to Authorize the Town Manager and Town Attorney to Modify, Negotiate, Finalize and Sign all Documents Necessary to Effectuate the Transaction.

Department: Utilities


Staff Report 

DRAFT - Utility Services Exchange Agreement 

- 8.Q) Discussion and possible approval of a professional services contract with 10 to 1 Public Relations in an amount not to exceed \$90,000. (FY 21/22 Budgeted Item)

Department: Communications, Marketing & Recreations Services

Staff Report 

4860-8947-3566 v1 10 to 1 Public Relations Letter of Agreement with Town of Queen Creek and Pinal County April 28 2022 [SAH Rev].pdf 

- 8.R) Consideration and possible approval of an intergovernmental agreement with Pinal County for contracted public relations services

Department: Communications, Marketing & Recreations Services


Staff Report 

Pinal Co IGA 2022.docx 

- 8.S) Consideration and possible approval of an Intergovernmental Agreement with the Maricopa County Library District in the amount of \$1,800,000 for operation of the Queen Creek Library. (FY 22/23 Budgeted Item)

Department: Communications, Marketing & Recreations Services

Staff Report 

Final - TOQC and Maricopa Cty Library Dist IGA.pdf 

- 8.T) Consideration and possible approval of the Service and License Agreement between the Queen Creek Chamber of Commerce and the Town of Queen Creek in the amount of \$75,000 for Fiscal Year 2022-2023.

Department: Economic Development


Staff Report 

Service and License Agreement 

- 8.U) Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town of Queen Creek in the amount of \$135,000 for Fiscal Year 2022 - 2023.

Department: Economic Development


Staff Report 

Agreement between the Town of Queen Creek and Queen Creek Cultural Foundation. 

- 8.V) Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council and the Town of Queen Creek in the amount of \$33,804 for Fiscal Year 2022-2023.

Department: Economic Development

Staff Report 

Annual Agreement 

- 8.W) Consideration and possible approval of an intergovernmental agreement between the Town of Queen Creek and the City of Glendale for access to Glendale's Arizona Tax Central application.

Department: Finance

Staff Report 

Town of Glendale AZ Tax Central IGA 

- 8.X) Consideration and possible approval of a Memorandum of Understanding (MOU) with Maricopa Association of Governments (MAG), to transfer \$345,944 of Local Transportation Assistance Funds (LTAF) to MAG to be used for eligible transit expenditures on behalf of the town, and related budget adjustments.

Department: Public Works

Staff Report 

Table of LTAF Revenues and Expenditures 


Transit Study Agreement 


- 8.Y) Consideration and possible approval of Delegation Resolution #1461-22 authorizing and directing the Town Manager, and/or CIP Director to take any and all action necessary; and to sign any and all documents, contracts or agreements related to the construction and completion of the Town Center Streets: Aldecoa Drive, Munoz Street and Summers Place Improvements (CIP Project AR050) in an amount not to exceed \$9,755,747 and necessary budget adjustments.

Department: Capital Improvement Projects

Staff Report 

Project Location Exhibit 

Site Location Exhibit 

Delegation Resolution #1461-22 Exhibit 1 


- 8.Z) Consideration and possible approval of Delegation Resolution #1464-22 authorizing and directing the Town Manager and/or Department Director to take any and all action necessary; and to sign any and all documents, contracts, or agreements for Bell Road Water Pump Station (CIP project WA037) in an amount not to exceed \$600,000 and the necessary budget adjustments.

Department: Capital Improvement Projects

Staff Report 

Project Location Exhibit 


Project Site Exhibit 


Delegation 1464-22 Exhibit 1 

- 8.AA) Consideration and possible approval of Resolution 1465-22 approving changes to the financial policies and governing guidance included with the FY 2022-23 Budget.

Department: Finance

Staff Report 

Resolution 1465-22 

Queen Creek Financial Policies, with amendments identified 


- 8.AB) Consideration and possible approval of Delegation Resolution #1466-22 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 Frontier Family Park project (CIP project P0625) that will cover the area of the park boundaries southwest of Ryan and Signal Butte Roads for the Town in an amount not to exceed \$1,000,000. (This is a FY 2021/22 Budgeted Item)

Department: Capital Improvement Projects

Staff Report 

Project Location Exhibit 

Project Site Location 


Resolution #1466-22 Exhibit 1 


- 8.AC) Consideration and possible approval of Resolution 1467-22, adopting revisions to the Town Council Policies and Procedures, including the establishment of

procedures and proposed amendments; clarifying guidelines for communications with other governments, committees and groups; and permitting the use of Robert's Rules of Order as a discretionary non-binding secondary procedural guide and other non-substantive revisions.

Department: Town Manager's Office

Staff Report 

Resolution No 1467-22 

REDLINE - FINAL - 2022 - Council Policies and Procedures 


- 8.AD) Consideration and possible approval of Delegation Resolution 1468-22 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 \$25,000,000 and the necessary budget adjustments.

Department: Capital Improvement Projects

Staff Report 

Project Location Map - AR100 


Site Location Exhibit 

Delegation Resolution 1468-22 Exhibit 1 


- 8.AE) Consideration and possible approval of Resolution 1469-22 of the Mayor and Common Council of the Town of Queen Creek, Arizona, Approving and Authorizing Purchase Agreement and Donation Agreement the to acquire approximately 103 acres located within Pinal County at the northwest corner of Kenworthy Road and Combs Road generally known as Wales Ranches Phase 5 in an amount not to exceed \$3,644,235, and directing and authorizing the Mayor, Town Manager, and Town Attorney to do all acts and negotiate, finalize and sign any and all documents and/or Agreements and to pay all costs necessary to complete the transactions. (FY 22/23 Budget Item)


Department: Utilities

Staff Report 

Resolution 1469-22 

Wales Wash and Pit - Exhibit Maps 


[DRAFT Sale Agreement - Wales Ranches Phase 5](#) 


[DRAFT Donation Agreement - Wales Ranches Open Space](#) 

- 8.AF) Consideration and possible approval of Delegation Resolution #1470-22 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 construction and completion of the Parks Flag Poles (CIP Project FP004) in an amount not to exceed \$44,702 and related budget adjustments.

Department: Capital Improvement Projects

[Staff Report](#) 

[Project Location Exhibit](#) 

[Resolution #1470-2 Exhibit 1](#) 

- 8.AG) Consideration and possible approval of Resolution No. 1471-22 and Resolution No. 1472-22 for a development agreement and a purchase agreement with HD Management for development on the Town-owned 2.43 acres located on the SWC of Ellsworth and Rittenhouse roads.

Department: Economic Development

[Staff Report](#) 


[Development Agreement](#) 

[Hotel PSA](#) 

[Hotel Parcel Stormwater Drainage Easement](#) 

[Remainder](#) 


[RESOLUTION 1471-22](#) 

[RESOLUTION 1472-22 Hotel](#) 

- 8.AH) Consideration and possible approval of FY 2021-22 budget amendments totaling a net amount of \$153,495,720 in revenue and other sources adjustments; \$28,961,957 in expense reallocations including \$554,364 from contingencies; and \$6,582,615 in adjustments to budgets for transfers between funds.



Department: Finance

[Staff Report](#) 

Fiscal Impact 


- 8.AI) Consideration and possible approval of Ordinance 786-22 to fix, levy and assess the Town's primary property tax for FY 2022-23.

Department: Finance

Staff Report Discussion, Fiscal Impact and Alternatives sections Ordinance 786-22 



- 8.AJ) Consideration and possible action on Ordinance 787-22 setting the secondary property tax levy for streetlight improvement districts (SLIDs) for FY 2022/23 at \$92,902.

Department: Finance

Staff Report Table Ordinance 787-22 Exhibit 1 SLID Levy Amounts by District 

- 8.AK) Consideration and possible action on Ordinance 788-22, 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.


Department: Development Services


Staff Report Aerial Map.pdf General Plan Map.pdf Current Zoning Map.pdf Annexation Petition and Legal Description.pdf Ordinance 788-22.pdf 


- 8.AL) Consideration and possible action on Ordinance 790-22, Case P21,0053 Hudson Station Annexation, a proposed annexation of approximately 95 acres, located at the southwest corner of Signal Butte and Queen Creek roads.


Department: Development Services


[Staff Report](#) 

[Annexation Aerial.pdf](#) 

[Existing Zoning Exhibit.pdf](#) 

[General Plan Exhibit.pdf](#) 


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

[Ordinance 790-22 Hudson Station Annexation.pdf](#) 

- 8.AM) Consideration and possible approval of the council committee assignment of Council Member Dawn Oliphant to the Economic Development Commission for 2022.

Department: Economic Development


[Staff Report](#) 


[Copy of the bylaws for the Economic Development Commission](#) 

- 8.AN) Consideration and possible approval of the May 4, 2022 and May 18, 2022 Regular Session minutes.

Department: Town Clerk's Office

[Staff Report](#) 

[Minutes 05-04-22 Draft.pdf](#) 

[Minutes 05-18-22 Draft.pdf](#) 

Council Member Turley pulled Consent Agenda Items 8(C) 8, 10, 12, 35, 36, 40; 8(Q); 8(T); 8(U); 8(V) for a separate vote. Council Member Martineau pulled Consent Agenda Items 8(AB); 8(AI) for a separate vote.

Council Member Turley provided a brief explanation on her reasons why she was not in support of the items pulled from the consent agenda. Council Member Martineau commented on the tax levy and park funding.

MOTION: To approve 8) Consent Agenda, excluding items 8(C) 8, 10, 12, 35, 36, 40; 8(Q); 8(T); 8(U); 8(V); 8(AB) and 8(AI).

RESULT: Approved unanimously (6-0)

MOVER: Emilena Turley, Council Member

SECONDER: Robin Benning, 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 items 8(C) 8, 10, 12, 35, 36, 40; 8(Q); 8(T); 8(U); 8(V); 8(AB) and 8(AI) pulled from the Consent Agenda.

RESULT: Approved (4-2)

MOVER: Robin Benning, Council Member

SECONDER: Julia Wheatley, 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:

Council Member Wheatley pulled Item 9(C) for a separate vote. Vice Mayor Brown opened the public hearing for Items 9(A) and 9(B). There were no comments and the public hearing was closed.

- 9.A) Public Hearing and Possible Action on Ordinance 791-22 Case P21-0054 Hudson Station PAD Rezone and Case P21-0164 Hudson Station Commercial Site Plan, a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 95-acres from R1-43 to R1-18, R1-7, R1-5, MDR, and C-2 with a PAD overlay and a request for Site Plan approval of a 24-acre (approx.) commercial site anchored by a Fry's Marketplace and Pharmacy and Eos Fitness Facility. The project site is located generally at the southwest corner of Queen Creek and Signal Butte roads.

Department: Development Services

Staff Report 

1. Aerial.pdf 

2. General Plan Exhibit.pdf 

3. Existing Zoning Exhibi.pdf 


4. Proposed Zoning Exhibit.pdf 


5. Hudson Station PAD Narrative.pdf 


6. Conceptual Residential Site Plan.pdf 

6. Site Plan Project Narrative.pdf 


7. Commercial Site Plan.pdf 

8. Commercial Landscape Plans and Wall Details.pdf 

9. Elevations.pdf 

10. Public Comments Recieved.pdf 

12. Neighborhood Meeting Summary and Minutes.pdf 


13. Ordinance 791-22.pdf 

- 9.B) Public Hearing and possible action P21-0163 Fry's Fuel Center Conditional Use Permit, a request from Sean Lake (Pew and Lake, PLC) for Conditional Use Permit approval for a Fry's Fuel Center, located generally at the southwest corner of Queen Creek and Signal Butte roads.


Department: Development Services

Staff Report 


1. Aerial.pdf 

2. General Plan Exhibit.pdf 

3. Existing Zoning Exhibit.pdf 

4. Proposed Zoning Exhibit.pdf 

5. Site Plan.pdf 

6. Elevations.pdf 

7. Landscape Plan.pdf 

8. Project Narrative.pdf 

MOTION: To approve Public Hearing Consent Agenda Items 9(A) and 9(B).
RESULT: Approved unanimously (6-0)
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
ABSENT: Gail Barney, Mayor


- 9.C) Public Hearing and possible action on Ordinance 789-22 Mayberry on Rittenhouse PAD Rezone (P21-0169) and Site Plan (P21-0171), a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 15.88 acres (net) from RU-43/R1-43 to MDR with a PAD overlay, and a request for Site Plan approval of a 186 unit residential condominium development, located east of the southeast corner of Sossaman and Rittenhouse


roads.


Department: Development Services

Staff Report 


Aerial Mayberry on Rittenhouse.pdf 


General Plan Mayberry on Rittenhouse.pdf 


Current Zoning Mayberry on Rittenhouse.pdf 

Proposed Zoning Mayberry on Rittenhouse.pdf 


Pre Plat.pdf 


Site Plan.pdf 

Preliminary Landscape Plan.pdf 


Wall Plan.pdf 

Project Narrative.pdf 

Floorplans and Building Elevations.pdf 

Letter in Support.pdf 

Neighborhood Meeting Summary.pdf 

Ordinance 789-22.pdf 

Vice Mayor Brown opened the public hearing for Item 9.C).

Mary Metzger, 19211 S Sossaman Rd, Queen Creek spoke in opposition to Item 9C in regards to water and traffic.

JW Jennings, 2875 W. Ray Road #6, Chandler, 85224 spoke in regards to his company, Green Star, and projects to generate water and power.

Council Member Turley said she appreciated the process and acknowledged the work the applicant has done with staff and residents to gain neighborhood support of the project.

There were no other comments and the public hearing was closed.

MOTION: To approve Public Hearing Consent Agenda Item 9(C) Ordinance 789-22 Case P21-0169 Mayberry on Rittenhouse PAD Rezone and P21-0171 Mayberry on Rittenhouse Site Plan, subject to the conditions of approval outlined in this report.

RESULT: **Approved (4-2)**
MOVER: Emilena Turley, Council Member
SECONDER: Leah Martineau, Council Member
AYES: Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Emilena Turley, Council Member
NAYS: Jeff Brown, Vice Mayor, Julia Wheatley, Council Member
ABSENT: Gail Barney, Mayor

10) Public Hearings:

None.

11) Items for Discussion:

11.A) Discussion and presentation on capital improvement project (CIP) coordination and funding.

CIP Director Dave Lipinski presented on third party funding on transportation projects; regional coordination and current market impacts on project delivery. He said the Town is projected to receive \$58.6M in third party funding for transportation projects from FY2017 - FY2027. He said the Town manages and designs the projects but the funding partners have the ability to provide input and review.

Mr. Lipinski explained future opportunities for the Town in relation to the Maricopa Association of Government (MAG) Proposition 400 extension for regional improvements. He said a major improvement is the full build out of State Route 24 to Ironwood. He said the Town also has 14 arterial projects totaling \$223M included in these improvements. Additionally, if Prop 400 is successful there are other opportunities for additional future federal funding that could help Queen Creek. Mr. Lipinski said Pinal Regional Transportation Authority (PRTA) will also bring an item to the voters, that if passed could help address traffic volume in Queen Creek with a new routes to alleviate traffic.

Mr. Lipinski explained the steps of a roadway project from design to finish and the coordination that occurs between departments and outside agencies. He reported on current market impacts that can affect project timelines in the areas of contractor availability, material availability, lack of workers and cost escalations.

Council commented that they appreciate the work staff is doing in regards to transportation projects and understand the difficulties they encounter.

11.B) Annual Update to the Residential Wastewater Winter Average.

Presentation 

Enterprise Finance Manager Jessica Platt provided a brief update to explain the waste water bills for 2022. She gave an overview of the utility system including service areas, boundaries, customer connections and projected

revenues. She said residential accounts are growing annually.

Ms. Platt explained that the wastewater flow to the treatment plant is not metered and as such a flow factor is calculated based on the winter average (because it is the lowest water usage period). She outlined rates for an average customer and displayed an example of a monthly bill and the calculations used. Rates have not been increased in several years and in 2021 a wastewater cap was established. The annual update for FY22-23 resulted in an overall net decrease of \$290K.

Ms. Platt said no action is required tonight because the process is already set in Town Code. The new residential wastewater rate will be set in July and customers will see it on the October bill. Communication to customers will take place in the Newsletter, in the July bill statement and letters will be sent to Cap Customers.

Vice Mayor Brown commented that he would like to see some conservation information going to the customers at this time as well.

11.C) Discussion on strategic marketing opportunities - follow-up from the Council's Strategic Planning Session.

Economic Development Director Doreen Cott presented information on marketing opportunities to highlight Queen Creek. She focused on Bell Bank Park, a privately owned facility in East Mesa that is expected to attract over three million visitors annually. Ms. Cott said that we work with our partner, Visit Mesa, to promote Queen Creek and they will have a direct link to the Queen Creek Tourism website on the Visit Mesa site that is featured on the Bell Bank Park website. Ms. Cott highlighted the new Visit Queen Creek website which features restaurants, shopping centers, events and attractions in Queen Creek.

Ms. Cott introduced some marketing packages and pricing that are available at Bell Bank Park with options to advertise on LED messaging screens throughout the facility and on billboards.

Council commented that the options seemed fairly expensive and discussed other options including geo caching on cell phones; direct links (without using Visit Mesa); mapping features; and advertising in partnership with the Chamber and the retail commercial developers. Ms. Cott said she can look into the suggestions and follow up.

13) Adjournment:

Council reconvened into Executive Session at 8:12 p.m. The Regular Session reconvened and adjourned at 9:15 p.m.

ATTEST:

Maria E. Gonzalez, Town Clerk
TOWN OF QUEEN CREEK

Jeff Brown, Vice 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 June 1, 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: _____

Lisa Horne 43177 N Coyote Rd

1 message

LISA HORNE <LISA-HORNE@hotmail.com>

Wed, Jun 1, 2022 at 5:56 PM

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

Lisa Horne 43177 N Coyote Rd

Queen Creek Town Council and Pinal Board of Supervisors approved an LG Lithium plant to manufacture batteries, and has repeatedly said there will be no pollutants and 100% clean and safe even though across the street are San Tan Valley residents, an elementary and high school.

The town council sitting before us said it's safe, yet - surprise - LG submitted to pollute our air with known carcinogens among other air pollutants.

I invite all concerned constituents to write the Pinal County Air Quality Department to request a public hearing regarding LG's request to pollute our air. Email: amu.jain@pinal.gov and airquality@pinal.gov letters must request a public hearing regarding the following information.

In LG's application doing business as, ES AMERICA, LG asked Pinal County Air Quality Control Department (PDAQCD) through Public Notice of Proposed Permit or Permit Revision by applicant ES America, LLC. PDAQCD File #C31387.000, with a Source Location of ES America Section 5 / Township 2 South / Range 8 East / Queen Creek, AZ, and Type of Operation listed as Battery Manufacturing Facility, request change for emissions standards involving: "particulate matter, nitrogen oxides, carbon monoxide, sulfur dioxide, volatile organic compounds, and hazardous air pollutants (nickel)."

According to the State of Arizona COVID website, Pinal County has 11% of their population with an existing chronic health condition and 20% at risk that are age 65 or older or have more than one chronic health condition (<https://www.azdhs.gov/covid19/data/index.php#demographics> May 20, 2022).

Regarding nickel: Environmental pollution from nickel may be due to industry, the use of liquid and solid fuels, as well as municipal and industrial waste. Nickel contact can cause a variety of side effects on human health, such as allergy, cardiovascular and kidney diseases, lung fibrosis, lung and nasal cancer. (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7037090/> May 20, 2022).

Thank you for your time to share this information with the council and public as well as be placed on record.

Lisa Horne

Sent from my iPhone

Council Committee Reports



- 05/19 – Valley Metro Board Meeting (Martineau)
- 05/23 – Project MatrixEV Welcome (Brown)
- 05/25 – PHX East Valley Partnership Board Meeting (Brown)
- 05/26 – Women’s Health Now 15th Anniversary Open House (Oliphant)
- 05/26 – Waste Connections Facility Tour (Brown)
- 05/26 – Meeting with Queen Creek Unified School District (Brown)
- 05/30 – Annual Memorial Day Service at San Tan Memorial Gardens (Brown, Benning, Oliphant, Wheatley)
- 06/01 – Queen Creek Chamber Women in Business Networking Event (Wheatley)
- 06/01 – Pinal Regional Transportation Authority Meeting (Benning)