



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, July 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  
Julia Wheatley, Council Member

**ABSENT:**

Emilena Turley, Council Member

3) **Pledge of Allegiance:**

Led by Vice Mayor Brown.

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

A moment of silence was held to honor Mayor Gail Barney who recently passed away in June, and his loved ones who joined us at this meeting.

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

5.A) **Honoring Mayor Barney.**

Council honored Mayor Barney for his dedication and service to the Town of Queen Creek and the community. Council said it was a privilege to work with him and shared their memories of Mayor Barney. A video tribute of the Mayor's legacy was shown and the Council presented his family with several items memorializing his service.

A twenty-minute recess was taken for a reception with the community in honor of Mayor Barney.

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.

**Council Committee Reports** 

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

1. Downtown Arts & Placemaking Advosry Sub-Committee (July 14, 2022).

Council Member Benning provided the update. The committee discussed the scope of work for the Downtown Arts & Placemaking Master Plan and other opportunities for art projects. The next meeting is scheduled for September 8, 2022.

2. Parks & Recreation Advisory Committee (June 14, 2022)

Council Member Wheatley provided the update. The committee heard a presentation on the design elements for Frontier Family Park. Recreation Manager Adam Robinson provided an update on the Frontier Family Park Site Plan and the Mansel Carter Oasis Park Phase II Site Plan. She said sports partnerships and field allocations were discussed and the committee voted to approve the FY22-23 Parks and Recreation Advisory Committee Work Plan. The next meeting is scheduled for September 13, 2022.

3. Economic Development Commission (June 22, 2022)

Council Member Wheatley provided the update. The Commission heard a presentation on the Barney Farms North Major General Plan Amendment from Senior Planner Evan Balmer and Greg Davis on behalf of the applicant. The next meeting is tentatively scheduled for August 24, 2022.

7) **Public Comments:**


None.

8) **Consent Agenda:**

8.A) Consideration and possible approval of the June 1, 2022 Regular Session minutes.

**Department:** Town Clerk's Office


Staff Report 


Minutes 06-01-22.pdf 


8.B) Consideration and possible approval of the appointment of Micah Gaudet and re-appointment of Bob Adelfson, Haylie Studebaker, Kristi Davis, Nancie Naylor to the Transportation Advisory Committee (TAC).

**Department:** Public Works

Staff Report 

Haylie Studebaker Renewal NOI.pdf 

Kristi Davis Renewal NOI.pdf 

Nancie Naylor Renewal NOI.pdf 


Bob Adelfson Renewal NOI.pdf 

Gaudet, Micah.pdf 

8.C) Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 22/23 Budgeted Items)

**Department:** Finance

Staff Report 

[Revised\(2\)\\_7\\_20\\_2022 Expenditures over \\$25k.pdf](#) 

*Item 8(C5) was removed by Council Member Martineau for a separate vote.*

- 8.D) Consideration and possible approval of Fiscal Year 2022/23 Transportation Advisory Committee Work Plan.

**Department:** Public Works


[Staff Report](#) 


[FY2022 -23 Work Plan.pdf](#) 

- 8.E) Consideration and possible approval of the FY23 Parks and Recreation Advisory Committee Work Program.

**Department:** Community Services

[Staff Report](#) 


[PRAC Work Program FY23.pdf](#) 

[FY23 PRAC Capital Funds Five-Year Projections.pdf](#) 

- 8.F) Consideration and possible approval of the Madera Center "Final Plat", a request by QC320 Commercial Land I LP.

**Department:** Development Services

[Staff Report](#) 

[Aerial Exhibit - Madera Center.pdf](#) 


[Final Plat - Madera Center.pdf](#) 


*Due to a conflict with Item 8(F), Council Member Benning recused himself.*

- 8.G) Consideration and possible approval of the Power & Via Del Oro "Final Plat", a request by SM The Vineyard LLC.

**Department:** Development Services

[Staff Report](#) 

[Aerial Exhibit - Power & Via Del Oro.pdf](#) 

[Final Plat - Power & Via Del Oro.pdf](#) 

- 8.H) Consideration and possible approval of the Queen Creek 14 "Final Plat", a request by SM The Groves, LLC.

**Department:** Development Services

[Staff Report](#) 

[Aerial Exhibit - Queen Creek 14.pdf](#) 


[Final Plat - Queen Creek 14.pdf](#) 


- 8.I) Consideration and possible approval of an On-call Professional Services Project Order with Lee Engineering in an amount not to exceed \$213,400 for engineering design services for a traffic signal at Germann Road and 196 Street (CIP project I0038) in an amount not to exceed \$213,400 and the

necessary budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 

I0038 Project Location Exhibit 

I0038 Project Site Exhibit 

Lee Engineering Project Order #3 

- 8.J) Consideration and possible approval of a professional services contract with Artemis Self-Defense, LLC to provide instructor training and proficiency training for police defensive tactics in an amount not to exceed \$37,375.

**Department:** Police

Staff Report 

Professional Services Contract for Artemis Self-Defense (v4 Final).pdf 

- 8.K) Consideration and possible approval of a Professional Services Contract with Sunrise Engineering in an amount not to exceed \$75,000 for engineering services as needed. (FY 23 Budgeted Item)

**Department:** Utilities

Staff Report 

Draft Professional Services Agreement - Sunrise Engineering 


- 8.L) Consideration and possible approval of an Amendment # 1 to 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 construction and completion of Frontier Family Park (CIP project no. Projects P0625) in an amount not to exceed \$66,450,000. (This is a FY 2022/23 Budgeted Item)


**Department:** Capital Improvement Projects

Staff Report 

Fiscal Impact Attachment 1 

P0625 Project Location Exhibit 

P0625 Project Site Exhibit 

Resolution 1466-22 Amendment 1.pdf 


*Item 8(L) was removed by Council Member Martineau for a separate vote.*


- 8.M) Consideration and possible approval of Delegation Resolution 1474-22 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 Gary and Grange Traffic Signal in an amount not to exceed \$1,014,376 and the necessary budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 

I0037 Project Location Exhibit 


[I0037 Project Site Exhibit](#) 


[Resolution\\_1474-22\\_Exhibit\\_1.docx](#) 


- 8.N) Consideration and possible approval of Resolution 1479-22 creating Street Light Improvement District Number 140, (No. 2022-07 for Malone Place Parke Parcel 2).

**Department:** Development Services

[Staff Report](#) 

[Aerial Map - Malone Place Parke Parcel 2.pdf](#) 


[Malone Place Parke Parcel 2 - Attachments.pdf](#) 


[Resolution\\_1479-22\\_Malone\\_Place\\_Parke\\_Parcel\\_2.docx](#) 

- 8.O) Consideration and possible approval of Resolution 1480-22 creating Street Light Improvement District Number 141, (No. 2022-008 for Jorde Farms Phase 1).

**Department:** Development Services

[Staff Report](#) 

[Aerial Map - Jorde Farms Phase 1.pdf](#) 


[Jorde Farms Phase 1 - Attachments.pdf](#) 

[Resolution\\_1480-22\\_Jorde\\_Farms\\_Phase\\_1.docx](#) 

- 8.P) Consideration and possible approval of Resolution 1481-22 designating the Town's Finance Director as the Chief Fiscal Officer (CFO) for purposes of submitting the Town's Annual Expenditure Limitation Report to the Auditor General for Fiscal Year 2021-22.

**Department:** Finance

[Staff Report](#) 


[Resolution 1481-22](#) 

[Auditor General CFO Designation Form](#) 


- 8.Q) Consideration and possible approval of Resolution 1482-22 of the Common Council of the Town of Queen Creek, Arizona, approving and authorizing the Town Manager to sign any and all documents and/or agreements and to pay all costs necessary in order to acquire interest in real and/or personal property located within Maricopa County along the south side of Riggs Rd at the alignment of Crismon Rd and identifying the real and personal property as necessary, not to exceed \$23,000,000. (FY23 Budgeted Item)?

**Department:** Town Manager's Office


[Staff Report](#) 

[Resolution 1482-22.docx](#) 

[Purchase Agreement](#) 

[Appraisal Summary](#) 

[Site Map](#) 


Parks Acreage Level of Service Presentation 

*Item 8(Q) was removed by Council Member Martineau for a separate vote.*

- 8.R) Consideration and possible approval of Delegation Resolution 1485-22 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 implementing the Pavement Preservation and Repair Program FY23 in an amount not to exceed \$4,897,566. (This is an FY 2022/23 Budgeted Item)

**Department:** Public Works

Staff Report 

Resolution 1485-22.docx 

**MOTION:** To approve the Consent Agenda, less items 8(C5), 8(F), 8(L) & 8(Q).  
**RESULT:** Approved unanimously (5-0)  
**MOVER:** Robin Benning, Council Member  
**SECONDER:** Leah Martineau, Council Member  
**AYES:** Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Council Member  
**ABSENT:** Emilena Turley, Council Member

**MOTION:** To approve the Consent Agenda Items 8(C5), 8(L) & 8(Q).  
**RESULT:** Approved (4-1)  
**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  
**ABSENT:** Emilena Turley, Council Member


**MOTION:** To approve Consent Agenda Item 8(F) Madera Center "Final Plat", a request by QC320 Commercial Land I LP.  
**RESULT:** Approved unanimously (4-0)  
**MOVER:** Julia Wheatley, Council Member  
**SECONDER:** Dawn Oliphant, Council Member  
**AYES:** Jeff Brown, Vice Mayor, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Council Member  
**ABSENT:** Emilena Turley, Council Member

9) **Public Hearing Consent Agenda:**

- 9.A) Consideration and possible recommendation of approval on a new Series 012 Restaurant Liquor License application submitted by H J Lewkowitz on behalf of Chipotle #4025 located at 170 W Ocotillo Road, Queen Creek.

**Department:** Town Clerk's Office

Staff Report 


Local Governing Body Report 

QCPD Report.pdf 

- 9.B) Consideration and possible recommendation of approval on a new Series 012 Restaurant Liquor License application submitted by Andrea Dahlman Lewkowicz on behalf of Torchy's Tacos located at 21386 S Ellsworth Loop Road, Queen Creek.

**Department:** Town Clerk's Office

Staff Report 

Local Governing Body Report 

QCPD Report.pdf 

<b>MOTION:</b>	To approve the Public Hearing Consent Agenda.
<b>RESULT:</b>	Approved unanimously (5-0)
<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, Julia Wheatley, Council Member
<b>ABSENT:</b>	Emilena Turley, Council Member

10) **Public Hearings:**

None.

11) **Items for Discussion:**

None.

12) **Final Action:**

- 12.A) Consideration and possible action(s) relating to the vacancy on the Town Council caused by Mayor Barney's passing.

**Department:** Town Manager's Office

Staff Report 

Town Attorney Scott Holcomb outlined the options available to fill the vacancy of the Mayor's seat. Council discussed the options provided and they acknowledged that the current option of the Vice Mayor performing the mayoral duties was going well. They opted to continue with the Vice Mayor serving in this capacity until an elected mayor is seated in January.

No motion was made and no action was taken, resulting in a vacancy of the Mayor's seat through the end of the term (January 2023).

13) **Adjournment:**

Vice Mayor Brown made an announcement related to the Primary Election specific to Queen Creek residents residing in Pinal County whom were impacted by ballot issues. He announced supplemental ballots will be issued for municipal contests and provided the Pinal County Election contact numbers.

The meeting adjourned at 7:36 PM

ATTEST:

  
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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 July 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: August 17, 2022



# Council Committee Reports (1)



- 06/02 – Tour of Li-Cycle Corporation (Brown, Benning, Wheatley)
- 06/02 – Meeting with Queen Creek Unified School District (Oliphant)
- 06/07 – League of Arizona Cities and Towns General Administration, Human Resources & Elections Meeting (Brown)
- 06/07 – League of Arizona Cities and Towns Budget, Finance & Economic Development Meeting (Wheatley)
- 06/07 – Maricopa Association of Governments Economic Development Committee Meeting (Oliphant)
- 06/07 – What’s Poppin’ in QC (Brown, Benning, Oliphant, Wheatley)
- 06/08 – League of Arizona Cities and Towns Neighborhoods, Sustainability & Quality of Life Meeting (Benning, Oliphant)
- 06/08 – League of Arizona Cities and Towns Transportation, Infrastructure & Public Works Meeting (Martineau)
- 06/08 - Arizona Department of Transportation Virtual Public Meeting on Loop 202 Improvements (Benning)

## Council Committee Reports (2)

- 06/09 – Tour of State Route 24 Updates (Brown, Benning, Martineau, Oliphant, Wheatley)
- 06/09 – Meeting with Arizona Corporation Commissioner Sandra Kennedy (Wheatley)
- 06/14 – Parks and Recreation Advisory Committee (Benning, Wheatley)
- 06/15 – Maricopa Association of Governments Transportation Policy Committee Meeting (Brown)
- 06/16 – Valley Metro Board Meeting (Martineau)
- 06/19 – Inaugural Queen Creek Juneteenth Celebration (Benning)
- 06/21 – Phoenix Mesa Gateway Airport Authority Board Meeting (Barney)
- 06/22 – Maricopa Association of Governments Regional Council Meeting (Barney)
- 06/22 – Economic Development Commission Meeting (Wheatley)
- 06/29 – Valley Metro 101 Briefing (Martineau)
- 07/15 – Pinal Rural Transportation Authority Board Meeting (Benning)
- 07/18 – Public Safety Personnel Retirement System Local Police Board (Brown)
- 07/19 – Phoenix Mesa Gateway Airport Authority Board Meeting (Brown)
- 07/19 – Pinal Rural Transportation Authority Board Meeting (Benning)

