



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, August 3, 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 for first responders and men and women in uniform protecting our country.

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

**5.A) Proclamation - Drowning Prevention Impact Month**

Vice Mayor Brown read the proclamation and encouraged everyone to follow water safety steps to protect children around water. The Council wore purple ribbons in honor of Drowning Prevention Impact Month and said that additional ribbons are available in the back of Chambers for others.

**5.B) Citizen Leadership Institute Presentations & Graduation**

Amber Gough, Community Outreach Specialist, introduced the Citizen Leadership Institute (CLI) class of 2022 and provided an overview of the program. The CLI participants presented their group project, which was to assist the non-profit agency Desert Lily Academy located at Canyon State Academy. The CLI class held a donation drive and redecorated the cottage which houses female students residing at the Academy that have trauma-related needs. Ms. Gough recognized Canyon State Academy Director of Community and Business Development Susan Manning and some of the students from the Academy who were in attendance.

A graduation ceremony was held for the 38 graduates: Ashanti Netsanet; Ben Harrison; Chie Criss; Cody Barlow; Cori Taber; Danielle McGinn; Darcie Naylor; David Guilmette; Derrick Buck; Desiree Ihrig; Diane Marino; Jacqueline D'Estries; Jameson Marble; Jen Beutin; Jen Masse; Joe Kolnick; Jon Stoltz; June Nero; Kathleen Burgheimer; Kevin Pagsolingan; Leanna DeBellevue; Marilyn Maner; Mark Newman; Micah Gaudet; Michael Wright; Mickie Newman; Monty Criss; Nick Masse; Renee VanAusdal; Richard Blasier; Sergio Samora; Sheryl Kempin; Sonu Wasu; Stacy Duncan; Stephen Bowman; Tabetha Denman-Geideman; Todd Seymore; and Veronica Campbell.

Council thanked the CLI participants for their involvement in the community. A break in the meeting was called at 7:03 p.m. to hold a brief reception for the graduates.

The meeting reconvened at 7:22 p.m.

## 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 Report 

- 6.B) Committee and outside agency reports (only as scheduled)  
Chamber of Commerce FY22 Annual Report  
Queen Creek Cultural Foundation FY22 Annual Report

Queen Creek Chamber of Commerce President & CEO Chris Clark presented the Annual Report of the Chamber of Commerce.

Queen Creek Performing Arts Center Director Molly Jacobs presented the Annual Report of the QC Cultural Foundation.

## 7) **Public Comments:**

None.

8) **Consent Agenda:**

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

**Department:** Finance


Staff Report 

Expenditures over \$25000.pdf 

- 8.B) Consideration and possible approval of a Job Order 29 with MGC Contractors, Inc., Contract #2019-134, in an amount not to exceed \$194,944 for the construction of electrical room enclosures for Ironwood Crossings and Castlegate Well Sites Electrical Rooms. (FY 22/23 Budgeted Item)

**Department:** Utilities

Staff Report 

MGC Job Order 29 - Electrical Enclosures at Ironwood Crossing and Castlegate Well Sites.pdf 

- 8.C) Consideration and possible approval of a contract modification to Contract 2016-114, Project Order 10, with Kimley-Horn and Associates for inclusion of additional scope of services for designing the Chandler Heights: Sossaman Road to Hawes Road Improvement project (CIP project A0602) and increase the contract value by \$188,307 for a not to exceed cost of \$1,107,951. (This is a FY 2022/23 budgeted item).

**Department:** Capital Improvement Projects

Staff Report 

A0602 PROJECT LOCATION EXHIBIT 

A0602 PROJECT SITE LOCATION 

KIMLEY-HORN AND ASSOCIATES ORIGINAL CONTRACT.pdf 

KIMLEY-HORN AND ASSOCIATES AMENDED CONTRACT 2016-114 

**MOTION:** To approve the Consent Agenda.

**RESULT:** Approved unanimously (5-0)

**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, Julia Wheatley, Council Member

**ABSENT:** Emilena Turley, Council Member

**9) Public Hearing Consent Agenda:**


Vice Mayor Brown opened the public hearing. There were no comments from the public and the public hearing was closed.


Council Member Benning thanked staff for bringing this item to Council in response to recent business enterprises in Queen Creek.


9.A) Public Hearing and Possible Action on Ordinance 792-22, P22-0157 Entertainment Activities Text Amendment, a staff initiated text amendment to Article 4. Zoning Districts of the Zoning Ordinance recommending approval of entertainment activities when associated with a restaurant or bar.


**Department:** Development Services


Staff Report 

Zoning Ordinance - REDLINE.pdf 

Proposed Permitted Use Table - REDLINE.pdf 

Proposed Zoning Ordinance - CLEAN.pdf 

Proposed Permitted Use Table - CLEAN.pdf 

Ordinance 792-22.pdf 

**MOTION:** To approve Ordinance 792-22, P22-0157 Entertainment Activities Text Amendment.

**RESULT:** Approved unanimously (5-0)

**MOVER:** Robin Benning, Council Member

**SECONDER:** Dawn Oliphant, 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

**10) Public Hearings:**

None.

**11) Items for Discussion:**

11.A) Presentation from Arizona State University on their New Economy Initiative.

Mr. Jay Thorne, ASU Assistant Vice President of Media Relations & Strategic Communications, presented on the New Economy Initiative. Mr. Thorne addressed targeted industries that service population growth. He said the new economy is technology driven and discussed a statewide approach to build a diverse economy and ASU's role on implementing this.

Mr. Thorne said workforce development and increasing job and educational proficiency are the public policy goals this state initiative is attempting to achieve. He said the University is here to partner with the Town and local business to achieve these goals and assist with challenges.

11.B) Discussion on Recreation Center design.

CIP Program Engineer Brad Novacek provided an update and introduction on the status of the new recreation center and asked Council for input on the aesthetic concept for the facility. He introduced Michael Braun representing the design team of DWL Architects. Mr. Braun presented selected images based on agrarian architecture; the Town's history; cost models; materials; and how the elements may apply to Queen Creek's project. He asked for feedback so he can come back with preliminary building massing.

Council discussed the importance of overall cost effectiveness, energy costs and long-term maintenance costs. They provided the following feedback:

1. Likes the agrarian images with the new modern design
2. Likes the façade images with shared indoor/outdoor space
3. Prefers multi-dimensional looks as opposed to boxy and overly modern
4. Can we incorporate solar panels?
5. Likes wood-like elements to complement the Frontier Family Park theme
6. Gabion walls are over-used
7. Likes a lot of windows as long as it is energy efficient

11.C) Discussion regarding landscape maintenance in arterial road medians, a follow-up from the annual Council Strategic Planning Session.

Public Works Director Mohamed Youssef followed up on direction from Council at the February Council Strategic Planning Session regarding the challenges of maintaining unkempt landscaped medians in the Town's roadways and options for dealing with aesthetic and safety issues.

Development Services Director Brett Burningham discussed the development process for median landscaping and the code enforcement program. He explained the responsibilities of new development; tree choices; safety and future maintenance for new developers. He outlined challenges on maintaining medians once turned over to the HOA and recent changes that were made in regards to code enforcement action.

Mr. Youssef discussed the overall Public Works process to maintain neglected or unsafe medians by Public Works staff when needed. He said the three goals in this area are safety, aesthetics and consistency throughout Town. Mr. Youssef said 65% of medians are maintained by HOAs; 25% are maintained by

the Town and 10% are future medians. He presented three options for dealing with the challenges including costs and policy implementation for each:

A - **Basic Option** - Town staff maintains all medians Town wide and HOAs pay for associated costs

B - **Town-Wide (Full Options)** - Town staff will take full ownership of median maintenance Town-wide

C - **Area of Concern Only (Full Options)** - Town staff will take full ownership of median maintenance and costs for identified areas of concern only

Council discussed the options presented. They had additional discussion on the number of complaints, possible financial methods to hold HOAs accountable and future maintenance for new development.

Direction from Council was to follow up on the collection of fines and to email Town Council on what the fines are and when they get triggered for future discussion for possible changes to the structure.

12) **Final Action:**

None.

13) **Adjournment:**

The meeting adjourned at 8:43 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 August 3, 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



- 07/25 – Meeting with Pinal County Supervisor Mike Goodman (Brown)
- 07/26 – Downtown Core QC Meeting (Brown, Wheatley)
- 07/27 – Maricopa Association of Governments Joint Regional Council and Transportation Policy Committee (Brown, Wheatley)
- 07/27 – Chillin’ with a Cop (Oliphant, Wheatley)
- 07/28 – Meet and Greet with Valley Metro CEO Jessica Mefford-Miller (Martineau)
- 07/28 – Southeast Valley Community Alliance Public Forum (Oliphant, Wheatley)
- 07/29 – Meeting with Pinal County Auto Dealers (Brown)
- 08/01 – Town of Queen Creek and City of Mesa Check-In (Wheatley)