



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, August 17, 2022  
6:30 PM

**1) Call to Order:**

The meeting was called to order at 6:38 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 that are keeping our country safe.

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

5.A) Queen Creek Heat Little League Recognition

Council recognized Queen Creek Heat Little League Softball teams that competed at the District and State Tournament. Both the Minors, ages 8-10, and the Junior Majors, ages 9-11 teams won the district championships.

Council congratulated Minors Coaches Jared Whitehurst, Tristen Jorgenson and Abel Valdez and their players.

Majors Coaches Will Giddens, Leonard Flores and Shari Flores and their players

were recognized for winning both district and State tournaments and had photos taken with Council at the podium.

5.B) Queen Creek Little League Recognition

Council recognized the three District Champions for Queen Creek Little League Baseball and photos were taken at the podium:

- 1) Junior Division (ages 12-14) and their coaches Kelly Herring, Denny Barnett and Peter Notbohm
- 2) Majors Division (ages 10-12) and their coaches Jeremy Strong, Glen Oltmanns, and Dan Babcock
- 3) Minors Division (ages 8-10) and their coaches Rudy Rodriguez, Jason Gamboa and Joel McKinley

5.C) Recognition of Jennifer Lindley, Downtown Development Manager on her Phoenix Business Journal's "40 under 40" Award.

Jennifer Lindley, Downtown Development Manager for the Town, was recognized for the Phoenix Business Journal's "40 under 40" Award. Vice Mayor Brown provided a brief overview of Ms. Lindley's work in Queen Creek and the boards and associations she is involved with. A short video clip was shown recognizing Ms. Lindley's accomplishment.

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.pdf 

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

1. Gangplank Overview
2. Transportation Advisory Committee (August 11, 2022).

Lisa Dalton provided an overview of Gangplank, located in downtown Queen Creek. She provided highlights of the services available at Gangplank and some of the businesses and projects that Gangplank supports.

Transportation Advisory Chair Chair Bob Adelfson reported on presentations that were delivered at the August 11 meeting including Smart Cities and environmental programs; Town traffic signal updates; new CIP Program and regional project updates; and an update on the Small Area Transportation Study. The next meeting is scheduled for November 10, 2022.

7) **Public Comments:**

Amy Neville, 652 W Holstein Trail, San Tan Valley brought awareness of a new drug prevention coalition in Queen Creek and noted an upcoming event on Saturday at


Founder's Park from 10-4 p.m.


**8) Consent Agenda:**

- 8.A) Consideration and possible approval of the July 20, 2022 and August 3, 2022 Regular Session minutes.

**Department:** Town Clerk's Office

Staff Report 


Minutes 07-20-22 

Minutes 08-03-22 

- 8.B) 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 \$25,000.pdf 

- 8.C) Consideration and possible approval of the appointment of Shane Randall to the GPEC Board of Directors for Fiscal Year 2022-2023.

**Department:** Economic Development

Staff Report 

Copy of the letter sent from Chris Camacho, President and CEO of GPEC 


GPEC Bylaws 

- 8.D) Consideration and possible approval of the reappointment of David Dobbs, David Sobeck, Karl Kleinebreil and Marvin Smith to the Parks and Recreation Advisory Committee (PRAC)

**Department:** Community Services

Staff Report 

PRAC Proposed Terms - July 2022.pdf 


Boards and Committees Member Application forms.pdf 

- 8.E) Consideration and possible approval of the "Final Plat" of Bungalows at Combs & Gantzel - Phase 2, a request by Bungalows on Combs LLC.

**Department:** Development Services

Staff Report 


[Aerial Exhibit - Bungalows at Combs & Gantzel Ph 2.pdf](#) 

[Final Plat - Bungalows at Combs & Gantzel Ph 2.pdf](#) 


- 8.F) Consideration and possible approval of the "Final Plats" of Empire Pointe Parcels 7, 8, 10 & 11 and the Map of Dedication for Signal Butte Road, a request by Mattamy Arizona LLC.


**Department:** Development Services


[Staff Report](#) 


[Aerial Exhibit - Empire Pointe.pdf](#) 

[Final Plat - Empire Pointe Parcel 7.pdf](#) 

[Final Plat - Empire Pointe Parcel 8.pdf](#) 

[Final Plat - Empire Pointe Parcel 10.pdf](#) 


[Final Plat - Empire Pointe Parcel 11.pdf](#) 

[Map of Decication - Empire Pointe Signal Butte Road.pdf](#) 

- 8.G) Consideration and possible approval of the "Final Plat" of Queen Creek Crossing, a request by H&QC LLC.

**Department:** Development Services

[Staff Report](#) 

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

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

- 8.H) [Consideration and possible approval of a 36-month lease for a 12ft x 48ft mobile show office from Williams Scottsman, Inc. \(Willscot\) for \\$36,867.](#)

**Department:** Economic Development

[Staff Report](#) 


[WILLIAMS SCOTSMAN, INC Proposal](#) 

*Item 8(H) was pulled by Council Member Martineau for a separate vote.*

- 8.I) Consideration and possible approval of Resolution 1487-22 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 2022-23.

**Department:** Finance

Staff Report 


Resolution 1487-22 

Auditor General CFO Designation Form 

- 8.J) Consideration and possible approval of Resolution 1489-22 declaring and adopting the results of the primary election held on August 2, 2022 and ordering the recording.

**Department:** Town Clerk's Office

Staff Report 

Resolution 1489-22.pdf 

**MOTION:** To approve the Consent Agenda less item 8(H)

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

**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, Julia Wheatley, Council Member

**ABSENT:** Emilena Turley, Council Member

**MOTION:** To approve Agenda Item 8(H), a 36-month lease for the mobile show office from Williams Scotsman, Inc. for \$36,867.

**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


9) **Public Hearing Consent Agenda:**


- 9.A) Public Hearing and possible action on cases P21-0258 and P22-0002 Empire Southwest Site Plan and Conditional Use Permit, a request from Vince DiBella, Adaptive Architects, for a Conditional Use Permit and Site Plan approval on approximately 5.7 acres for the construction of an equipment rental company with outdoor display and outdoor storage, located within Power Marketplace Business Park, east of the southeast corner of Power and Rittenhouse roads.

**Department:** Development Services


[Staff Report](#) 


[Aerial Exhibit.pdf](#) 

[Zoning Exhibit.pdf](#) 


[Site Plan.pdf](#) 

[Landscape Plan.pdf](#) 

[Building Elevations.pdf](#) 

[Narrative.pdf](#) 

[Public Comments.pdf](#) 

[Presentation: Empire Southwest CUP and Site Plan \(P21-0258 and P21-0002\).pdf](#) 

- 9.B) Public Hearing and possible action on cases P22-0020 and P22-0025 Carvana Conditional Use Permit and Site Plan, a request from Dominic Ghaby, SimonCRE, for a Conditional Use Permit and Site Plan approval on approximately 4.47 acres for the construction of automotive distribution center with outdoor storage, located within Power Marketplace Business Park, east of the southeast corner of Power and Rittenhouse roads.

**Department:** Development Services

[Staff Report](#) 

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

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

**10) Public Hearings:**

None.

**11) Items for Discussion:**

- 11.A) Presentation: Economic Overview by Economist Alan Maguire.

## Staff Report

### Presentation: Economic Overview

Finance Director Scott McCarty introduced Alan Maguire, President and Principal Economist for the Maguire Company, who provided an economic overview for current and coming conditions.

Mr. Maguire discussed the economic outlook in regards to US employment; inflation; recession and consumer confidence. He reported on inflation in a variety of categories and the causes such as supply and demand; policy choices; and construction costs. Consumer confidence goes down in recessions and is currently declining which is a bad sign for the economy. He surmised that inflation is here to stay and the probability of a recession is rising due to excess regulation and spending by Federal government.

Mr. Maguire discussed the economic outlook for Arizona in regards to retail, housing, wages and population. He said Queen Creek is on the cutting edge and is a desirable location. He reviewed the positives for Queen Creek which include well-run government, proximity to Phoenix and nearby airports and good planning.

Council thanked Mr. Maguire and said they appreciated the content and delivery of the presentation.

#### 11.B) Discussion on the Police Department's program to support and enhance school safety.

##### Presentation: OCPD Enhancing School Safety

Police Chief Randy Brice presented school safety strategies to the Council. He said there are 29 different schools and campuses in Queen Creek and it continues to grow. He outlined school violence incidents across the country and the impact it has on communities. He said there are many factors to consider in regards to school safety that are being studied to help formulate a plan of action and avert school violence.


The primary focus areas are threat assessment and violence prevention. Chief Brice said a collaborative approach with many partners is essential for success. He highlighted an action plan for the police department which included a proactive plan with open communication between community partners; early intervention; supportive effective environment for students to feel safe; training for staff and students; and effective teams with workflows and best practice activities.

Council asked Chief Brice to elaborate on the 2,000 service calls in or around the schools that was referenced in his presentation. Chief Brice said most of the calls were engagement with students and staff, school checks, or traffic stops during school hours.

## 12) **Final Action:**

### 12.A) Consideration and possible approval of holiday lights.

Staff Report 

Boots placemaking feature image 

Downtown Development Manager Jennifer Lindley provided Council with options for holiday lights in the Downtown Core. The item was requested by Vice Mayor Brown & Council Member Wheatley. She said this will be an interim option for this year only and for next year (FY23-24) the intent is to issue an RFP.

Option A: Same lighting and decor as we have done in past years - \$6,500

Option B: Adds additional trunk wraps, wreaths, lighting - \$24K (additional quotes may be required)

Option C: Adds more to the Option B package in regards to lights & decor - \$49,600 ( a formal solicitation needed and timing is important to have it in time for the holidays)

Option D: Includes Option B and also adds a placemaking structure featuring cowboy boots for the Town Center parklet that is unique to Queen Creek - \$45,000 (additional quotes required)

Ms. Lindley said the staff recommendation is Option D. She said the Town is also exploring sponsorship opportunities to offset costs and Town Center Funds are available to allocate for this year.

Council liked the small town feel that holiday lights would provide for the community and the downtown area. They discussed the details of the placemaking structure and how it could be used for other holidays or events. Council commented that decor should be inclusive for many cultural groups.

Council discussed an alternative option. (Option C with the addition of the placemaking feature) which would have a total cost of approximately \$70,000. Ms. Lindley said this option would require an RFP solicitation with a requirement included that the vendor must meet the December timeframe.

**MOTION:** To approve the holiday light decorations Option C plus the boots placemaking feature.

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

**MOVER:** Julia Wheatley, Council Member

**SECONDER:** Robin Benning, 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

**13) Adjournment:**

The Town Council reconvened into Executive Session at 8:28 p.m. The Regular Session reconvened and adjourned at 9:15 p.m.



ATTEST:



Maria Gonzalez (Sep 8, 2022 06:19 PDT)

---

Maria E. Gonzalez, Town Clerk  
TOWN OF QUEEN CREEK



Jeff Brown (Sep 8, 2022 01:57 PDT)

---

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 17, 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: September 7, 2022










# Minutes 08-17-2022

Final Audit Report

2022-09-08

Created:	2022-09-08
By:	Maria Gonzalez (maria.gonzalez@queencreek.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASwcmAIW1HF7CBwJ-kvJfqIDJbU6Ow7-c

## "Minutes 08-17-2022" History

-  Document created by Maria Gonzalez (maria.gonzalez@queencreek.org)  
2022-09-08 - 3:51:46 AM GMT- IP address: 205.168.30.205
-  Document emailed to jeff.brown@queencreekaz.gov for signature  
2022-09-08 - 3:58:18 AM GMT
-  Email viewed by jeff.brown@queencreekaz.gov  
2022-09-08 - 8:55:32 AM GMT- IP address: 66.249.84.83
-  Signer jeff.brown@queencreekaz.gov entered name at signing as Jeff Brown  
2022-09-08 - 8:57:00 AM GMT- IP address: 72.201.191.3
-  Document e-signed by Jeff Brown (jeff.brown@queencreekaz.gov)  
Signature Date: 2022-09-08 - 8:57:02 AM GMT - Time Source: server- IP address: 72.201.191.3
-  Document emailed to maria.gonzalez@queencreekaz.gov for signature  
2022-09-08 - 8:57:04 AM GMT
-  Email viewed by maria.gonzalez@queencreekaz.gov  
2022-09-08 - 1:18:26 PM GMT- IP address: 66.249.84.83
-  Signer maria.gonzalez@queencreekaz.gov entered name at signing as Maria Gonzalez  
2022-09-08 - 1:19:53 PM GMT- IP address: 68.106.7.37
-  Document e-signed by Maria Gonzalez (maria.gonzalez@queencreekaz.gov)  
Signature Date: 2022-09-08 - 1:19:55 PM GMT - Time Source: server- IP address: 68.106.7.37
-  Agreement completed.  
2022-09-08 - 1:19:55 PM GMT