



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, September 7, 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, Mayor-Elect

**ABSENT:**

Emilena Turley, Council Member

Vice Mayor Brown attended via WebEx.

3) **Pledge of Allegiance:**

Council Member Benning led the pledge of allegiance.

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 - National Stepfamily Day

Council Member Benning recognized National Stepfamily Day which is celebrating its 25th Anniversary this year. National Stepfamily Day will be celebrated on September 16 and supports stepfamilies across our nation.

5.B) Proclamation - Queen Creek Neighborly Week


Council Member Martineau recognized Queen Creek Neighborly Week which celebrates the sense of community and the positive impacts that neighbors make within our community. She said the date coincides with the Town's official incorporation date and invited residents to tag us on social media using #QCNeighborly.

5.C) Proclamation - Suicide Prevention Awareness Month

Council Member Oliphant recognized September as Suicide Awareness Month. She invited the community to attend an informative event, "Raising Resilient Kids" which focuses on mental illness and issues affecting kids. It will be held on Thursday, September 8 at 6:30 p.m. in Council Chambers.

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)

1. Economic Development Commission (August 24, 2022)

Chair Shane Randall provided the Economic Development Commission update. The commission elected chair and vice chair positions and also recommended approval of the EDC 2023 Workplan. Commissioner Chris Clark gave a presentation on the Queen Creek Chamber of Commerce core functions. Representatives from the Queen Creek Unified School District provided information on the upcoming bond election on the November ballot, primarily related to significant growth in the district. Additional information can be found at [www.qcusd.org/bond](http://www.qcusd.org/bond). Staff provided an update on Downtown Core projects. The next meeting is September 28 at 7:30 a.m.

Council thanked Mr. Randall for his service on the Economic Development Commission.

7) **Public Comments:**


None.

8) **Consent Agenda:**

8.A) Consideration and possible approval of the August 17, 2022 Regular Session minutes.


**Department:** Town Clerk's Office

Staff Report 

Minutes 08-17-22 

- 8.B) Consideration and possible approval of the reappointment of Jeremy Benson and the appointment of William Neville, Richard Blaiser, and Danielle McGinn to the Board of Adjustment.

**Department:** Development Services

Board of Adjustment Appointments 2022 Benson Neville Blaiser McGinn.pdf 

Benson NOI.pdf 

Neville, William.pdf 

Blaiser, Richard - CLI GRAD.pdf 

McGinn, Danielle 2022.pdf 

- 8.C) Consideration and possible approval of the appointment of Matt McWilliams to the Planning and Zoning Commission.

**Department:** Development Services

Planning and Zoning Commission Appointments - McWilliams.pdf 

Matt McWilliams Notice of Interest Form.pdf 

Planning and Zoning Commission Terms August 2022.pdf 


- 8.D) Consideration and possible approval of the Economic Development Commission Work Plan for FY22-23.

**Department:** Economic Development

Staff Report 

- 8.E) Consideration and possible approval of FY 22-23 carry-forward budget reallocations of \$7,192,095 for projects that have received previous budget authorization but have not yet started.

**Department:** Finance

Staff Report 

FY22 to FY23 Carryforward Budget Adjustments Staff Report 

- 8.F) 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 September 7, 2022 Expenditures over \$25,000.pdf 

- 8.G) Consideration and possible approval for the purchase of a police vehicle and associated equipment in an amount not to exceed \$65,000 with an approved vendor/contract based on availability and related budget adjustments. (Funding is from a grant from the governor's Office of Highway Safety).


**Department:** Police


Staff Report 

- 8.H) Consideration and possible approval of the Termination of Archer Meadows Line Extension Agreement with Meritage Homes of Arizona, Inc. in the amount of \$878,000.

**Department:** Finance

Staff Report 

Archer Meadows Line Extension Agreement Between Diversified Water Utilities, Inc. and Meritage Homes of Arizona, Inc. 

Termination of Archer Meadows Line Extension Agreement with Meritage Homes of Arizona, Inc. 

- 8.I) Consideration and possible approval of a Master Design Contract and Project Order No. 1 with Wood Environment & Infrastructure Solutions, Inc. for Sossaman Railroad Crossing at Germann Road (CIP Project No. A0904) design services in the amount of \$1,488,189.24. (This is a FY2022/23 Budgeted Item)


**Department:** Capital Improvement Projects

Staff Report 

A0904 PROJECT LOCATION EXHIBIT 


A0904 SITE LOCATION EXHIBIT 

WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS INC DESIGN PROFESSIONAL SERVICES CONTRACT 

IGA C-64-22-101-X-00 

- 8.J) Consideration and possible approval of spending authority for Torrent Resources using the City of Surprise Cooperative Contract #320156 in an amount not to exceed \$52,500 and the necessary budget adjustments for the purchase of dry wells for Desert Mountain and Mansel Carter Oasis parks.

**Department:** Public Works

Staff Report 

DMP Drywell Quote.pdf 

[MCOP Drywell Quote.pdf](#)

[Drywell Locations.pdf](#)

- 8.K) Consideration and possible approval of two Intergovernmental Cost Share Agreements (IGAs) with the Arizona Department of Transportation (ADOT) for the design and installation of Town-wide fiber optic cabling, network detection and traffic efficiency monitoring cameras. (FY 22/23 Budgeted Item)

**Department:** Public Works

[Staff Report](#)

[Town of Queen Creek North Area Fiber DRAFT IGA.pdf](#)

[Town of Queen Creek South Area Fiber DRAFT IGA.pdf](#)

- 8.L) Consideration and possible approval of Delegation Resolution #1488-22 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 Mansel Carter Oasis Park Phase 2 (CIP project number P0615) in an amount not to exceed \$8,556,626. (This is a FY 2022/23 Budgeted Item).

**Department:** Capital Improvement Projects

[Staff Report](#)

[P0615 MANSEL CARTER OASIS PHASE 2 PROJECT LOCATION](#)

[P0615 Mansel Carter Oasis Park Phas 2 Project Site Location Exhibit.docx](#)

[PO615 RESOLUTION AND EXHIBIT 1](#)

*Item 8(L) was pulled by Council Member Martineau for a separate vote; she commented on the purchasing process for park spending and indicated she would not be in support of the item.*

Mayor-Elect Wheatley commended staff on the public safety grants that were received by the Town and a cost savings of \$5M in relation to Item 8(H).

<b>MOTION:</b>	<b>To approve the Consent Agenda less Item 8(L).</b>
<b>RESULT:</b>	<b>Approved unanimously (5-0)</b>
<b>MOVER:</b>	Dawn Oliphant, Council Member
<b>SECONDER:</b>	Robin Benning, Council Member
<b>AYES:</b>	Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Mayor-Elect
<b>ABSENT:</b>	Emilena Turley, Council Member

**MOTION:** To approve Item 8(L) a Delegation Resolution #1488-22 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 Mansel Carter Oasis Park Phase 2 (CIP project number P0615) in an amount not to exceed \$8,556,626. (This is a FY 2022/23 Budgeted Item)

**RESULT:** Approved (4-1)

**MOVER:** Robin Benning, Council Member

**SECONDER:** Dawn Oliphant, Council Member

**AYES:** Jeff Brown, Vice Mayor, Robin Benning, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Mayor-Elect

**NAYS:** Leah Martineau, Council Member


**ABSENT:** Emilena Turley, Council Member

9) **Public Hearing Consent Agenda:**

Mayor-Elect Wheatley opened the public hearing. There were no comments and the public hearing was closed.

- 9.A) Consideration and possible recommendation of approval on a new Series 010 Beer and Wine Store application submitted by Theresa June Morse on behalf of Pizza Hut #40621 located at 24871 S Ellsworth Road, Queen Creek.

**Department:** Town Clerk's Office

Staff Report 

Local Governing Body Report 

QCPD Report 

- 9.B) Public Hearing and possible action on Case P22-0051 Barney Farms North Major General Plan Amendment, a request by Greg Davis, Iplan Consulting, for a Major General Plan Amendment for 40± acres from Industrial to Neighborhood. This project is generally located south of Germann Road west of Signal Butte Road. An indefinite continuance request is recommended.

**Department:** Development Services

Staff Report 

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

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

**MOVER:** Dawn Oliphant, Council Member

**SECONDER:** Leah Martineau, Council Member

**AYES:**

Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, **ABSENT:**  
Council Member, Dawn Oliphant, Council Member, Julia Wheatley,  
Mayor-Elect  
Emilena Turley, Council Member

10) **Public Hearings:**

None.

11) **Items for Discussion:**

11.A) Presentation on the fiber network, and continued fiber assessment.

**Department:** Information Technology

Staff Report 

Fiber Presentation.pdf 

Assistant Town Manager Bruce Gardner said that the Town received grant money to improve our fiber network for all transportation and public safety systems. He introduced IT Director Mike Black who will provide a larger picture of our fiber network, including how the private sector will help to complete the network.

Mr. Black provided a presentation on the fiber network and a fiber master plan to help our community increase operational efficiencies. He provided an explanation of fiber networks and fiber-optic conduits and showed where gaps may exist in Town. Mr. Black said the purpose of a fiber assessment will help determine current and future needs for all town departments and private industries.

11.B) Update on the Town's Exchange Agreement with EPCOR, EPCOR's application with the Arizona Corporation Commission (ACC) and the ACC hearing on September 20, 2022.

**Department:** Town Manager's Office

Staff Report 

Presentation 

Epcor Customer Postcard (8.5 x 5.5 in)-2.pdf 

Businesses Epcor Customer Postcard (8.5 x 5.5 in)-4.pdf 

Town Attorney Scott Holcomb provided an update on the Town's exchange agreement with EPCOR to consolidate services for Town residents and businesses. He said that EPCOR filed an application with the Arizona Corporation Commission (ACC) to adjust its Certificate of Necessity and Convenience (CC&N) which builds on cooperation with Queen Creek and EPCOR. The hearing is scheduled for September 20, 2022. Attorney Holcomb said that both parties are working cooperatively to complete the exchange.

He outlined three parts of the exchange which includes 1) areas that EPCOR is giving to the Town to serve; 2) areas the Town will give to EPCOR to serve (all outside the Town boundaries) and; 3) the Combs Sewer Line. He explained the benefits to the Town of Queen Creek and all customers involved. Mr. Holcomb concluded with the communication efforts that both the Town and EPCOR have provided to impacted customers, home owner associations and developers to help explain the exchange.

Mayor-Elect Wheatley commented on the spirit of cooperation between the two parties and the benefits to all involved.

12) **Final Action:**

**Consideration and possible approval of the First Amendment to the Intergovernmental Agreement with Pinal County in an amount not to exceed \$40,400 (50% split of total cost) for a Small Area Transportation Study (SATS) update. (FY22/23 Budgeted Item)**

Department: Public Works

Staff Report 

TOOC - Pinal County SATS Update 9 7 22.pptx 

PC IGA SATS AMENDMENT.pdf 

Public Works Director Mohamed Youssef presented an overview of the Small Area Transportation Study which will identify future roadway traffic capacity and the number of lanes needed within the study area. The area is in the vicinity of Meridian Road on the west, Ray Road on the north, the CAP Parkway alignment on the east and Combs Rd on the south. The proposal tonight would amend the intergovernmental agreement with Pinal County to update the study area to include new major developments including the connection of the planned Central Arizona Parkway to the arterial network, SR 24 extension and LG Manufacturing to the analysis.

**MOTION:** To approve the First Amendment to the Intergovernmental Agreement with Pinal County in an amount not to exceed \$40,400 (50% split of total cost) for a Small Area Transportation Study (SATS) update. (FY22/23 Budgeted Item)

**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, Mayor-Elect

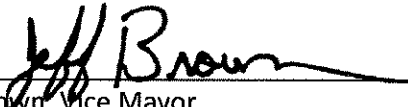
**ABSENT:** Emilena Turley, Council Member

13) **Adjournment:**



The Regular Session adjourned at 7:36 p.m.

TOWN OF QUEEN CREEK

  
\_\_\_\_\_  
Jeff Brown, Vice Mayor

ATTEST:

  
\_\_\_\_\_  
Maria E. Gonzalez, Town Clerk

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 September 7, 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: October 5, 2022