



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, October 5, 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

Mayor-Elect Wheatley attended virtually.

3) Pledge of Allegiance:

Led by Council Member Benning.

4) Invocation/Moment of Silence:

A moment of silence was held for first responders and men and women in uniform.

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

5.A) Proclamation - Cybersecurity Awareness Month

Council Member Benning read the proclamation for Cybersecurity Awareness Month and said it is important to increase the awareness about computer security essentials.

5.B) Proclamation - Hispanic Heritage Month

Council Member Benning read the proclamation for Hispanic Heritage Month. He recognized the significant role Hispanic heritage has on Queen Creek and how it enriches our community.

5.C) Proclamation - Domestic Violence Month

Council Member Martineau read the proclamation for Domestic Violence Awareness Month and how it weakens communities and affects all those involved.

5.D) Proclamation - Fire Prevention Week

Vice Mayor Brown read the proclamation for Fire Prevention Week and encouraged all residents to recognize the importance of fire safety and he outlined fire prevention tips.

5.E) Proclamation - AZ Cities and Towns Week

Vice Mayor Brown read the proclamation for AZ Cities and Towns Week and recognized the services the town provides to residents 24 hours a day and 365 days a year.

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 summary unless the specific matter is properly noticed for legal action.

6.B) Committee and outside agency reports (only as scheduled).
1. Parks and Recreation Advisory Committee (September 14, 2022).
2. Economic Development Commission (September 28, 2022).

Community Services Deputy Director Adam Robinson provided the Parks and Recreation Advisory Committee report. The committee heard a presentation on Frontier Family Park Recreation and Aquatic Center design concepts and an update on the site plan. Additionally, an update on Mansel Carter Oasis Park Phase II was provided. Staff updated the committee on current events and the next meeting is scheduled for November 29, 2022.

Council Member Oliphant provided the Economic Development Commission report. The commission heard an update on Barney Farms North Major General Plan Amendment. Audra Koester Thomas, Transportation Planning Program Manager for Maricopa Association of Governments (MAGA) discussed the impact of the HB 2685 veto, which would have allowed the residents to vote on the extension of a half-cent sales tax to continue funding for county transportation projects. Staff updated the commission on current projects and the next meeting is scheduled for October 26, 2022.

7) Public Comments:

None.

8) **Consent Agenda:**

- 8.A) Consideration and possible approval of the September 7, 2022 and September 21, 2022 Regular Session minutes.

Department: Town Clerk's Office

Staff Report 


09-07-22 Minutes.pdf 

09-21-22 Minutes.pdf 

- 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 

October 5, 2022 Expenditures Over \$25k.pdf 

- 8.C) Consideration and possible approval of the appointment of Staci Curtis and April Peterson to the Parks and Recreation Advisory Committee (PRAC)

Department: Community Services

Staff Report 

PRAC 2022 proposed terms.pdf 


- 8.D) Consideration and possible approval of an On-Call Project Order #2 with Sunrise Engineering for engineering services for Horseshoe Park and Equestrian Centre (HPEC) Barn and Stall Replacement (CIP Project no. HP300), RV Stalls Expansion (CIP Project no. HP301), and RV Dump Stations New (CIP Project no. HP302) in an amount not to exceed \$51,070 and the necessary budget adjustments.

Department: Capital Improvement Projects

Staff Report 

HP300 HP301 HP302 HPEC Project Location Exhibit 

HP300 HP301 HP302 HPEC Site Location Exhibit 


Sunrise Engineering Project Order 


Pulled by Council Member Martineau for a separate vote.

- 8.E) Consideration and possible approval of a Professional Services Project Work Order #1 with Gavan & Barker Inc. in an amount not to exceed \$26,594 for survey and materials analysis for the Meridian Road recharge and park site. (This is a FY 22/23 Budgeted Item)

Department: Capital Improvement Projects

Staff Report 

Project Location Exhibit 


Site Location Exhibit 

Gavan & Barker Project Work Order 

- 8.F) Consideration and possible approval of a Purchase and Sale Agreement with Walt II L.L.C. for the Acquisition of 622.23 Acre Feet of Grandfathered Right Assured Water Supply Extinguishment Credits in an amount not to exceed \$156,308.

Department: Finance


Staff Report 

Purchase and Sale Agreement for Grandfathered Right Assured Water Supply 

- 8.G) Consideration and possible approval of the First Amendment to Cooperative Purchase Agreement #2021-039 with Hughes Fire Equipment, Inc. through the NPPGov Contract for the acquisition of a replacement fire apparatus in the amount not to exceed \$1,048,995 and related budget.

Department: Fire & Medical

Staff Report 

First Amendment to Agreement #2021-039 - Hughes Fire.pdf 

- 8.H) Consideration and possible approval of an Intergovernmental Agreement with the City of Phoenix for Fire Service Training.

Department: Fire & Medical

Staff Report 


IGA Phoenix-Queen Creek Master Training Agreement.pdf 


- 8.I) Consideration and possible approval of an Amendment #1 to Delegation Resolution 1461-22 for the Town Center Streets: Aldecoa Drive, Munoz Street and Summers Place Improvements (CIP Project No. AR050) increasing the total Resolution amount by \$1,300,610 for a total amended Resolution not to exceed \$11,056, 357; and necessary budget adjustments.

Department: Capital Improvement Projects

Staff Report 

AR050 Project Location Exhibit.pptx 

[AR050 Project Site Exhibit.docx.pdf](#) 

[DR 1461-22 Amendment #1.pdf](#) 

Pulled by Council Member Martineau for a discussion and separate vote.


Council had a brief discussion on Item 8(I) and the alternative motions presented in the staff report.


Council Member Martineau commented on inflation, fiscal responsibility and scaling back costs. Vice Mayor Brown asked staff for clarification on how this item might affect other priorities and funding for transportation projects. CIP Director Dave Lipinski said the item would not affect other projects and costs have been evaluated by the Finance Department. Council commented on the importance of connectivity in the Downtown Core. Town Manager John Kross briefly explained the Five-Year Transportation Capital Improvement Program and said projects are always being evaluated and options are available to Council. He said this item has been on the five-year plan for many years and has now moved up on the list of projects.

- 8.J) Consideration and possible approval of Resolution 1498-22, the second amendment to the Purchase agreement and Escrow Instructions with Chelsea United Group, LLC for the proposed development of the Homewood Suites on the Town-owned 2.43 acres located on the southwest corner of Ellsworth and Rittenhouse roads.

Department: Economic Development

[Staff Report](#) 

[Copy of the Second Amendment to Purchase Agreement and Escrow Instructions \(which attaches the final Development Agreement as Exhibit A\).](#) 

[Resolution 1498-22](#) 

MOTION: To approve Consent Agenda less Items 8(D) and 8(I)

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, Mayor-Elect

ABSENT: Emilena Turley, Council Member

MOTION: To approve Consent Agenda Item 8(D) an On-Call Project Order #2 with Sunrise Engineering for engineering services for Horseshoe Park and Equestrian Centre (HPEC) Barn and Stall Replacement (CIP Project no. HP300), RV Stalls Expansion (CIP Project no. HP301), and RV Dump

Stations New (CIP Project no. HP302) in an amount not to exceed \$51,070 and the necessary budget adjustments.

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

MOTION: To amend and approve Consent Agenda Item 8(I) an Amendment #1 to Delegation Resolution 1461-22 for the Town Center Streets: Aldecoa Drive, Munoz Street and Summers Place Improvements (CIP Project No. AR050), increasing the total Resolution amount by \$1,300,610 for a total amended Resolution not to exceed \$11,056,357; and necessary budget adjustments, taking into consideration Alternative 1.

RESULT: Failed (0-0)

MOVER: Leah Martineau, Council Member

AYES: None

MOTION: To approve 8(I) an Amendment #1 to Delegation Resolution 1461-22 for the Town Center Streets: Aldecoa Drive, Munoz Street and Summers Place Improvements (CIP Project No. AR050), increasing the total Resolution amount by \$1,300,610 for a total amended Resolution not to exceed \$11,056,357; and necessary budget adjustments.

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:

Vice Mayor Brown 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 012 Restaurant Liquor License application submitted by Jared Michael Repinski on behalf of Bar Vinedo located at 7215 S Power Road, Suite 108, Queen Creek.

Department: Town Clerk's Office

Staff Report 


[LGB Report_Bar Vinedo](#) 


[QCPD Report](#) 


- 9.B) Public Hearing and possible action on P22-0133 Barney Farms Industrial Rezone, a request by Greg Davis of Iplan Consulting, to rezone a 14.3 acre (approx.) site from C-2/PAD to EMP-A/PAD, located generally 350-feet west of the southwest corner of Signal Butte and Germann roads.


Department: Development Services

[Staff Report](#) 

[Aerial.pdf](#) 


[General Plan Exhibit.pdf](#) 


[Existing Zoning.pdf](#) 

[Proposed Zoning.pdf](#) 

[Barney Industrial Rezone Project Narrative.pdf](#) 

[Conceptual Site Plan.pdf](#) 

[SWC Germann and Meridian Proposed Commercial Rezoning Conceptual Site Plan.pdf](#) 

[Ordinance 795-22.pdf](#) 

MOTION: To approve the Public Hearing Consent Agenda

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

10) Public Hearings:

None.

11) Items for Discussion:

None.

12) Final Action:

- 12.A) Consideration and possible approval of Resolution 1497-22 repealing Resolution

1256-19 and adopting revised policies that authorizes assessment reduction strategies for subdivisions enrolled in the Central Arizona Groundwater Replenishment District ("CAGR").

Department: Finance

Staff Report

Resolution 1497-22

Presentation - Recommendation to Further Reduce CAGR Water Replenishment Assessment

Deputy Utilities Director Mark Skocypec presented a recommendation to further reduce CAGR fees by \$0.6M for our water customers. He provided a high level background on how prior Council actions and policies helped to manage costs. He said the recommendation also includes a policy to reduce post 2004 water account bills and also adds a requirement to produce an annual report with pertinent financial information.

Council thanked staff for implementing policies and actions that will benefit our tax payers and reduce annual costs.

MOTION: To approve Resolution 1497-22 repealing Resolution 1256-19 and adopt revised policies that authorizes assessment reduction strategies for subdivisions enrolled in the Central Arizona Groundwater Replenishment District ("CAGR").

RESULT: Approved unanimously (5-0)

MOVER: Leah Martineau, Council Member

SECONDER: Dawn Oliphant, Council Member

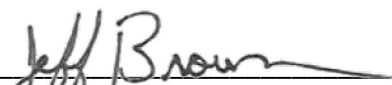
AYES: Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Mayor-Elect

ABSENT: Emilena Turley, Council Member

13) Adjournment:

The Town Council reconvened into Executive Session at 7:10 p.m. The Regular Session reconvened and adjourned at 7:55 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 October 5, 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 19, 2022