



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, May 17, 2023
6:30 PM

1) Call to Order:

The meeting was called to order at 6:30 p.m.

2) Roll Call:

PRESENT:

Julia Wheatley, Mayor
Jeff Brown, Vice Mayor
Robin Benning, Council Member
Leah Martineau, Council Member
Bryan McClure, Council Member
Dawn Oliphant, Council Member
Travis Padilla, Council Member

3) Pledge of Allegiance:

Led by Council Member Padilla.

4) Invocation/Moment of Silence:

A moment of silence was held for first responders in our community.

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

5.A) Citizen Leadership Institute Presentations & Graduation

Mayor Wheatley recognized the graduates of the 2023 Citizen Leadership Institute Program.

Amber Gough, Community Outreach Specialist provided a brief overview of the program. She said there were 53 graduates who completed the program and they will be presenting their group projects that they worked on with local non-profit organizations.

Daran Orchard spoke on behalf of the group project with Hoofbeats with Heart. The group assisted the organization with repair of their sensory trail used for children's hippotherapy and they did extensive repair of the observation deck. He said they were thankful for the donations from local businesses and individuals to help them in completing this project.

Avery Koperniak presented the group project with the Friends of the Queen Creek Library. They helped the Friends of the Library reduce excess inventory and held a mystery bag sale. They also upgraded signage and designed new logo for the Friends of the Queen Creek Library.

Mayor Wheatley thanked the graduates for their commitment to the community and donating their time. She asked them to consider volunteering for a Town board or commission.

Vice Mayor Brown announced the Citizen Leadership graduates: Abigail Matsuyoshi, Adrienne Lynch, Alberto Marin, Ann Marie Stone, Avery Koperniak, Cathy Fox, Cheryl Engel, Daniel Martinez, Daran Orchard, David Rowe, DeAnnn Schnepf, Denine Ryder, Donna Johnson, Elisa Thompson, Garry Samrick, Jared Beauchamp, Jay Peck, Jeff DeBellevue, Johannah Downs, Julie Hartman, Kathleen Coup, Kerri Ann Ronquist, Kip Steill, Cyril Bylkov, Larry Watson, Linda Barnes, Lindzie Head, Makayla Hardy, Maria Dezenberg, Mark Wegele, Mark Gaarera, Melissa Boillot, Michael Kincaid, Michelle Cruz, Mike Parcels, Nathan Hunt, Patricia Taylor, Patti Herrera, Rebecca Martin, Scott Roney, Scott Engel, Shawn Echols, Theodore Eckman, Timothy Kingery, Tina Faust, and Walt McGuinness.

6) Reception (10-Minute Recess)

A brief recess was taken to celebrate the graduates.

7) Committee Reports:

7.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.

05-17-2023 Committee Reports.pdf 

7.B) Committee and outside agency reports (only as scheduled):
1. Transportation Advisory Committee (May 11, 2023).

Transportation Advisory Committee Chair Spencer Hale presented the report. The committee heard a presentation from Town Engineer Chris Dovel on the roles of the Engineering Department; CIP Director David Lipinski provided the Capital Improvement Program updates; Public Works Director Mohamed Youssef presented an update on the Small Area Transportation Study and the SR 24 Extension. He also presented the MAG Superstition Vistas Multimodal

Transportation Planning Study and future mobility and connectivity options for the Town. Mr. Hale said the next meeting is scheduled for August 10, 2023.

8) **Public Comments: None.**

None.

9) **Consent Agenda:**

9.A) Consideration and possible approval of the May 3, 2023 Regular Session minutes.

Department: Town Clerk's Office

Staff Report 

Minutes 

9.B) Consideration and possible authorization to docket the letter from the Town Council to the Arizona Corporation Commission ("ACC") in the Pirate Application, Docket No. RR-03639A-22-0287.

Department: Town Manager's Office


Staff Report 

ToQC Council Letter to ACC 

9.C) Consideration and possible approval of the appointment of Spencer Hale to the Planning and Zoning Commission.

Department: Development Services

Staff Report 

Spencer Hale.pdf 

Planning and Zoning Commission Terms May 2023.pdf 

9.D) Consideration and possible approval of the 2023-2028 Town of Queen Creek Corporate Strategic Plan.

Department: Town Manager's Office


Staff Report 

FINAL_For Council Packet - CSP Redline - 5.17.23.pdf 

9.E) 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 


- 9.F) Consideration and possible approval of the "Final Plat" for Ellsworth Ranch Phase 2 Parcels A, B, C, H, & I, a request by Taylor Morrison/Arizona Inc.


Department: Development Services


Staff Report 


Aerial Exhibit - Ellsworth Ranch.pdf 

Final Plat - Ellsworth Ranch_Phase 2 Parcel A.pdf 

Final Plat - Ellsworth Ranch_Phase 2 Parcel B.pdf 

Final Plat - Ellsworth Ranch_Phase 2 Parcel C.pdf 

Final Plat - Ellsworth Ranch_Phase 2 Parcel H.pdf 

Final Plat - Ellsworth Ranch_Phase 2 Parcel I.pdf 

- 9.G) Consideration and possible acceptance of a grant from the Arizona DUI Abatement Council, through the Arizona Governor's Office of Highway Safety, for overtime costs related to DUI enforcement within the Town of Queen Creek. The total amount of upfront funds to be provided will not exceed \$50,000 and will be utilized between Jan 1, 2023, and December 31, 2023.

Department: Police

Staff Report 


DUIAC-E-176 Up-Front Funding Invoice.pdf 


DUIAC-E-176 Contract.pdf 

- 9.H) Consideration and possible approval of authorization for the Town Manager to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to Project Order # 01 Town Contract #2023-007, with Black & Veatch Corporation for State Lands Wastewater Study (Project No. SLW01) in an amount not to exceed \$750,000; and related budget adjustments.

Department: Capital Improvement Projects

Staff Report 

SLW01 Project Site Exhibit 


Black & Veatch Master Contract 


- 9.I) Consideration and possible approval of an amendment to the existing Cooperative Purchase Agreement, #2022-071, with Flock Group, LLC for the current Fixed Camera ALPR Solution in an amount not to exceed \$107,000 (budgeted item).

Department: Police

Staff Report 

Cooperative Purchase Agreement - Flock Group_2022.pdf 

Flock_Master Agreement May 2023_final.pdf 

First Amendment to Flock Cooperative Purchase Agreement.pdf 

Flock_Service agreement_Update 2023.pdf 

- 9.J) Consideration and possible approval of Job Order #40 with MGC Contractors, Inc., Contract 2019-134 in an amount not to exceed \$965,895 for the completion of a new waterline on Laredo Ranch Drive (CIP Project No. WA273) and related budget adjustments.

Department: Capital Improvement Projects

Staff Report 

WA273 Project Site Exhibit 

WA273 Job Order 40 - MGC Contractors Inc. 

- 9.K) Consideration and possible approval of Job Order #41 with MGC Contractors, Inc., Contract 2019-134 in an amount not to exceed \$2,918,843 for the completion of new waterlines on Schnepf Road between Queen Creek Wash and Combs Road (CIP Project No. WA250) and related budget adjustments.

Department: Capital Improvement Projects

Staff Report 

WA250 Project Site Exhibit 

WA250 Job Order #41 - MGC Contractors Inc. 

MOTION: To approve the Consent Agenda.

RESULT: Approved unanimously (7-0)

MOVER: Jeff Brown, Vice Mayor

SECONDER: Robin Benning, Council Member

AYES: Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member

10) Items for Discussion:

10.A) Presentation: Banner Ironwood Medical Center Update

Department: Town Manager's Office

Brian Keller, CEO Banner Ironwood Medical Center, presented information on the health center in Queen Creek. He said it is the largest and busiest primary care clinic in Banner Health's six state footprint and it has had multiple expansions since it was first built. He thanked Queen Creek for their partnership and said there is room for more expansion to accommodate future growth. He discussed employment statistics, noting that 1,040 of their team members at Banner Health live in Queen Creek. Mr. Keller thanked the town for creating a inviting place for his employees to live and call home and for the support that Queen Creek staff has shown to Banner Health.

11) Final Action:

11.A) Consideration and possible approval of a collaboration with the Queen Creek Chamber of Commerce to coordinate a community alliance of non-profits, businesses and faith-based organizations and schools.

Department: Community Services

Staff Report 

Presentation 

Community Services Director Marnie Schubert introduced the item and said it is a follow-up from the Town Council Strategic Planning Session to provide more information.

Volunteer Coordinator Kim Nishihara presented the proposed collaboration with the Queen Creek Chamber of Commerce to coordinate a community alliance of non-profits, businesses, schools and faith-based organizations. She said that she met with Council Member McClure and Chamber of Commerce President, Chris Clark, and discovered that the Chamber is already working on a similar model. She said the Chamber currently maintains a community events calendar; develops a community resource guide and offers non-profit summits. Ms. Nishihara said the proposal tonight is to coordinate efforts to

avoid duplication and work with the Chamber by combining resources and sharing information and ideas.

Council Member McClure discussed ways to work together as a partnership and said that having a formal partnership will benefit the community.

Mayor Wheatley discussed the proposed partnership and was in support, even if it involves a full time employee.

Vice Mayor Brown concurred and said being a partner and facilitator on projects that benefit the community, without having to fully fund projects, is the proper role of government.

MOTION: To approve a collaboration with the Queen Creek Chamber of Commerce to coordinate a community alliance of non-profits, businesses and faith-based organizations and schools.

RESULT: Approved unanimously (7-0)

MOVER: Bryan McClure, Council Member

SECONDER: Dawn Oliphant, Council Member

AYES: Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member


12) Public Hearing Consent Agenda:

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

- 12.A) Consideration and possible recommendation of approval on a new Series 010 Beer and Wine Store Liquor License application submitted by Amy S. Nations on behalf of Sprouts Farmers Market #48 located at 37666 N Gantzel Road, Queen Creek.

Department: Town Clerk's Office

Staff Report 

Rule R19-1-702 (9-24-22).pdf 


LGB Report 


QCPD Report 


- 12.B) Public Hearing and possible action on Ordinance 812-23, P23-0048 Site Plan and Preliminary Plat Approval, a staff initiated text amendment of the zoning ordinance.


Department: Development Services


[Staff Report](#) 


[Article 1.14 Definitions - REDLINE.pdf](#) 


[Article 1.14 Definitions - CLEAN.pdf](#) 

[Article 2.4 Planning Commission - REDLINE.pdf](#) 

[Article 2.4 Planning Commission - CLEAN.pdf](#) 

[Article 3.3 Site Plan - REDLINE.pdf](#) 

[Article 3.3 Site Plan - CLEAN.pdf](#) 

[Ordinance 812-23.pdf](#) 

MOTION: To approve the Public Hearing Consent Agenda.

RESULT: Approved unanimously (7-0)

MOVER: Jeff Brown, Vice Mayor

SECONDER: Robin Benning, Council Member


AYES: Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member


13) Public Hearings:

13.A) [Public Hearing on the Town's FY 2023-24 Final Budget.](#)

Department: Finance

[Staff Report](#) 

[FY 2023-24 Final Budget Presentation](#) 

[Resolution 1521-23 Final FY 2023-24 Budget Adoption](#) 

[Required State Budget Forms \(Schedules A-G\)](#) 

Finance Director Scott McCarty said to adopt a final budget a public hearing is required along with adoption of the final budget by resolution at Special Session Meeting. He provided a summary of the budget goals and objectives. He said our financial policies drive the budget and the budget addresses today's needs and future needs for the Town. He briefly highlighted service level needs in regards to police, fire and parks. He said continuation of our aggressive infrastructure funding to strategically plan for the future is an important aspect of the proposed \$867.1M final budget.

Mayor Wheatley explained the budget process required by State law, which has two phases: approval of a Tentative Budget which occurred on May 3 and second, approval of a Final Budget which will occur tonight. She said our goal is to have a budget in place by July 1. She said that this is the third public meeting on the budget and after tonight's public hearing is closed we will adjourn the meeting and reconvene to a Special Session Meeting to consider the Final Budget. Mayor Wheatley thanked the Budget Committee for their leadership in getting us to this point.

Mayor Wheatley opened the Public hearing. There were no comments from the public and the hearing was closed.

Note: There was no need to return to Executive Session, therefore the Mayor and Town Council did not need to recess or reconvene the Regular Session. This explains why the order of the minutes may vary (slightly) from the published agenda.

20) Adjournment of the Regular Session:

The Regular Session Meeting adjourned at 7:49 p.m.

SPECIAL SESSION

15) Call to Order of the Special Session:

The Special Session was called to order at 7:49 p.m.

16) Roll Call:

PRESENT:

Julia Wheatley, Mayor
Jeff Brown, Vice Mayor
Robin Benning, Council Member
Leah Martineau, Council Member
Bryan McClure, Council Member
Dawn Oliphant, Council Member
Travis Padilla, Council Member

17) Final Action:


17.A) Discussion and possible action on Resolution 1521-23 adopting the FY 2023-24 Final Town Budget.

Department: Finance

Staff Report 

FY 2023-24 Final Budget Presentation 

Resolution 1521-23 Final FY 2023-24 Budget Adoption 

Required State Budget Forms (Schedules A-G) 

Council thanked the Budget Committee, the Finance Department and staff for their work on the budget throughout the year.

Council Member Martineau and Council Member Padilla said there was in-depth discussion on the items of the budget at the last meeting. They commented that they support a majority of the budget, however there are certain things that they are not in favor of.

Mayor Wheatley spoke about the importance of the budget process and establishing priorities for the Town. She appreciates the budget process and asked Council to consider the budget as a whole and said there is opportunity to consider and vote on individual items throughout the year.

MOTION:	To approve Resolution 1521-23 adopting the Town's FY 2023-24 Final Budget.
RESULT:	Approved (5-2)
MOVER:	Jeff Brown, Vice Mayor
SECONDER:	Dawn Oliphant, Council Member
AYES:	Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member
NAYS:	Leah Martineau, Council Member, Travis Padilla, Council Member

18) Adjournment of the Special Session:

The Special Session adjourned at 8:00 p.m.

TOWN OF QUEEN CREEK

Julia Wheatley, 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 May 17, 2023 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: _____