



**Minutes  
Town Council Regular Session**

Community Chambers, 20727 E. Civic Parkway  
Wednesday, June 7, 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  
Travis Padilla, Council Member

**ABSENT:**

Dawn Oliphant, Council Member

Council Members Padilla and McClure attended electronically.

**3) Pledge of Allegiance:**

Led by Council Member Martineau.

**4) Invocation/Moment of Silence:**

Queen Creek Fire and Medical Department Chaplain Philip Stowell provided the invocation.

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

5.A) Recognition of State Senator Jake Hoffman for his efforts in securing state appropriations towards the continued construction of State Route 24.

Council recognized state Senator Jake Hoffman for his efforts at the State Legislature. Senator Hoffman helped to secure \$87.5 million as part of the state budget for State Route 24. Mayor Wheatley discussed the importance of State Route 24 in regards to the Town's economic development corridor and high-wage job opportunities, and for the overall regional transportation system. Mayor Wheatley presented Senator Hoffman with a letter of appreciation and photos were taken.

5.B) Introduction of Shea Joachim, Assistant Town Manager

Town Manager Bruce Gardner introduced new Assistant Town Manager Shea Joachim and provided a brief history of Mr. Joachim's work history and outlined the duties he will be focused on in Queen Creek.

Mr. Joachim thanked the Mr. Gardner and said he is grateful for the opportunity and looks forward to working in Queen Creek.

5.C) Proclamation: Queen Creek Dust Awareness Week (June 1-7)

Council Member Benning read the proclamation for Dust Awareness Week and said the Town is taking an active role in the reduction of dust control.

5.D) Proclamation: Southwest Monsoon Awareness Week (June 12-18)


Council Member Martineau read the proclamation for Monsoon Awareness Week and gave important safety tips to stay safe during monsoon season.

5.E) Proclamation: Parks and Recreation Month (July).

Vice Mayor Brown read the proclamation for Parks and Recreation Month and provided information on new parks that have recently broke ground in Queen Creek.

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.

6A - Committee Reports.pdf 

Mayor Wheatley commented on the Poppin' into QC event and thanked staff and residents for attendance.

6.B) Committee and outside agency reports (only as scheduled):  
1. Economic Development Commission (May 24, 2023)

Vice Mayor Brown provided the report. The Commission heard a presentation from Adam Robinson on new Queen Creek parks and James Smith from Pinal County presented an overview of current projects and programs in Pinal County. The next meeting is scheduled for July.

7) **Public Comments:**

None.

8) **Consent Agenda:**

8.A) Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy and to authorize the purchase from a new awarded vendor/contract based on the expiration of the current contract and authorize the purchase from another approved vendor/contract based on availability and price. (FY22/23 and FY 23/24 Budget Items)

**Department:** Finance


Staff Report 

FY23 & FY24 Expenditures.pdf 

8.B) Consideration and possible approval of the "Final Plat" of North Creek Phase II Parcels 9A, 9B, 10A, 10B, 11A, 11B, 12, and the Infrastructure Road, a request by Woodside Homes Sales AZ, LLC.

**Department:** Development Services

Staff Report 

Aerial Exhibit - North Creek Phase II.pdf 

Final Plat - North Creek Parcel 9A.pdf 

Final Plat - North Creek Parcel 9B.pdf 

Final Plat - North Creek Parcel 10A.pdf 

Final Plat - North Creek Parcel 10B.pdf 

Final Plat - North Creek Parcel 11A.pdf 

Final Plat - Creek Parcel 11B.pdf 

Final Plat - North Creek Parcel 12.pdf 

[Final Plat - North Creek Infrastructure Road.pdf](#)

- 8.C) Consideration and possible approval for the authorization of the Town Manager and Town Attorney to take all necessary actions relative to any agreements with Western Area Power Administration (WAPA) in this second phase of the Relocation of a 230 kV power line (CIP Project AD110 WAPA Lines Relocation) in an amount not to exceed \$205,000 (This is a FY 2022/23 budgeted item).

**Department:** Capital Improvement Projects

[Staff Report](#)

[AD110 Project Site Location](#)

- 8.D) Consideration and possible approval of the procurement for replacement of the A/C System at Horseshoe Park & Equestrian Centre concession stand by Midstate Mechanical in an amount not to exceed \$65,990.

**Department:** Economic Development

[Staff Report](#)

[JOB ORDER NUMBER 01, CONTRACT 1GPA-22-14PV-04](#)

- 8.E) Consideration and possible approval of a contract with Queen Creek Irrigation District (QCID), for the design services of the QCID pipeline 1 relocation and pipeline 4 replacement with QCID/USBR right-of-way relocation and crossing (CIP Project No. A1006) in the amount of \$57,268. (This is a FY 2022/23 Budgeted Item).

**Department:** Capital Improvement Projects

[Staff Report](#)

[A1006 Project Site Exhibit](#)

[Queen Creek Irrigation District Design Services Contract](#)

- 8.F) Consideration and possible approval of a one-year Professional Services Contract not to exceed \$100,000 for FY23/24, with up to four possible one-year renewals, with Truepoint Solutions for IT consulting services on the operations and maintenance of the Town's Accela Automation software on an as needed basis.

**Department:** Information Technology

[Staff Report](#)

[Truepoint Solutions 2024-2028 - PSA.pdf](#)

- 8.G) Consideration and possible approval of a contract with Kimley-Horn in the amount not to exceed \$437,570 for consultant services for a comprehensive fiber asset inventory of the Town of Queen Creek. (This is a FY2022/23 Budgeted Item)

**Department:** Capital Improvement Projects

[Staff Report](#)

[Kimley-Horn Contract.pdf](#)

- 8.H) Consideration and possible approval of the Intergovernmental Agreement (IGA) between the Maricopa County Library District - Library Assistance Program and the Town of Queen Creek

**Department:** Community Services


[Staff Report](#)

[IGA--MCLD--QUEEN CREEK April 2023 FINAL.pdf](#)

- 8.I) Consideration and possible approval of an Intergovernmental Agreement (IGA) for FY 2024-2033 between Maricopa County and the Town of Queen Creek for the purpose of Regional Emergency Operations Management and Disaster Services in the amount of \$3,363 for FY2024.

**Department:** Fire & Medical

[Staff Report](#) 

[Intergovernmental Agreement for Regional Emergency Operations Management and Disaster Services](#) 

- 8.J) Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Queen Creek Unified School District for a School Resource Officer (SRO) at the Queen Creek High School. (This is an FY23-24 Budgeted FTE)

**Department:** Police

[Staff Report](#) 

- 8.K) Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Chandler Unified School District for a School Resource Officer (SRO) at the Casteel High School (this is an FY23-24 budgeted FTE).

**Department:** Police

[Staff Report](#) 

- 8.L) Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Queen Creek Unified School District for a School Resource Officer (SRO) at the Crismon High School (this is an FY23-24 budgeted FTE).


**Department:** Police


[Staff Report](#) 

- 8.M) Consideration and possible approval of an Amendment #1 to Intergovernmental Agreement IGA 21-0008126-I between the State of Arizona and the Town of Queen Creek for ADOT Project No. T030802D/03D/01C, Queen Creek Wash Trail Extension Phase 1, Town CIP Project No. TE100. (This is a FY 2022/23 Budgeted Item)

**Department:** Capital Improvement Projects

[Staff Report](#) 

[TE100 Project Site Exhibit](#) 


[Intergovernmental Agreement 21-0008126-I Amendment #1 Exhibit A](#) 

- 8.N) Consideration and possible approval of a Relocation and Site Agreement for Cellular Provider with Diamond Infrastructure, LLC for lease of a 50' x 50' cell tower site located at Frontier Family Park and authorizing the Mayor, Town Manager and Town Attorney to negotiate, finalize and execute all documents necessary to complete the transaction.

**Department:** Capital Improvement Projects

[Staff Report](#) 

[Maps](#) 

[Cellular Tower Lease Agreement Diamond Communications 6-7-23.pdf](#) 

- 8.O) Consideration and possible approval of a two-year lease agreement with the Maricopa County Community College District for approximately 2,346 square feet on the second floor of the Communiversity Building located at 21740 S. Ellsworth Road, Queen Creek, AZ 85142, beginning July 1, 2023. The annual cost for base rent, security, and other incidentals shall not exceed \$95,000. (FY23-24 Budgeted Item)


**Department:** Police

[Staff Report](#) 

- 8.P) Consideration and possible approval of the Service and License Agreement between the Queen Creek Chamber of Commerce and the Town of Queen Creek in the amount of \$75,000 for Fiscal Year 2023-2024.

**Department:** Economic Development

Staff Report 

Service and License Agreement 

- 8.Q) Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town of Queen Creek in the amount of \$135,000 for Fiscal Year 2023 - 2024.

**Department:** Economic Development

Staff Report 

Agreement between the Town of Queen Creek and Queen Creek Cultural Foundation. 

- 8.R) Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council and the Town of Queen Creek in the amount of \$36,186 for Fiscal Year 2023-2024.

**Department:** Economic Development

Staff Report 


Annual Agreement and related Exhibits 

Exhibit A - GPEC Action Plan 


Exhibit B - GPEC Performance Measures 


Exhibit C - Targeted Industries 


Exhibit D - Reporting Mechanism for Contract Fulfillment 




Exhibit E - Insurance Requirements 

Exhibit F - Regional Cooperation Protocol 

- 8.S) Consideration and possible approval of an Amendment #2 Delegation Resolution #1468-22 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 Arizona State Land Infrastructure Improvements project (CIP Project No. AR100) increasing the original Delegation Resolution amount by \$20,470,305 for a total amended amount not to exceed \$76,921,703. (This is a FY 22/23 and FY23/24 Budgeted Item)

**Department:** Capital Improvement Projects

Staff Report 


AR100 Project Site Exhibit 

Amendment #2 Delegation Resoluton 1468-22- Exhibit 1 

- 8.T) Consideration and possible approval of Resolution 1522-23 and the Recovered Reclaimed Water Agreement and Water Services Agreement between the Town and Lennar Arizona, LLC to facilitate development of approximately ± 136 acres located outside of the municipal boundary of Town, but within the Town's Water Service Area and generally known as Wales Ranches Phase 2.

**Department:** Utilities

Staff Report 

Resolution 1522-23 

Water Services Agreement Wales Ranches - Phase 2 


Recovered Reclaimed Water Agree Wales Ranches - Phase 2 


- 8.U) Consideration and possible approval of Delegation Resolution #1524-23 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 Crismon Road for approximately one half mile north of Riggs Road (CIP Project No. A1005) in an amount not to exceed \$5,244,654 and related budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 


A1005 Project Site Exhibit 


Delegation Resolution #1524-23 Exhibit 1 

- 8.V) Consideration and possible approval of Delegation Resolution #1525-23 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 Germann Road and 196th Street traffic signal improvements (CIP Project No. I0038) in an amount not to exceed \$1,500,000 and related budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 


I0038 Project Site Exhibit 


Delegation Resolution 1525-23 Exhibit 1 

- 8.W) Consideration and possible approval of Resolution 1526-23 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 2023-24.

**Department:** Finance

Staff Report 


Resolution 1526-23 


Auditor General CFO Designation Form 

- 8.X) Consideration and possible approval of Resolution 1527-23 approving changes to the financial policies and governing guidance included with the FY 2023-24 Budget.

**Department:** Finance

Staff Report 

Resolution 1527-23 

Queen Creek Financial Policies, with amendments identified 

- 8.Y) Consideration and possible approval of the May 17, 2023 Regular Session minutes.

**Department:** Town Clerk's Office

Staff Report 

Minutes 

<b>MOTION:</b>	To approve the Consent Agenda, less items 8(A7, A12, A13, A45 & A46); 8(D), 8(P), 8(Q) & 8(R).
<b>RESULT:</b>	Approved unanimously (6-0)
<b>MOVER:</b>	Jeff Brown, Vice Mayor
<b>SECONDER:</b>	Leah Martineau, Council Member
<b>AYES:</b>	Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Travis Padilla, Council Member
<b>ABSENT:</b>	Dawn Oliphant, Council Member

<b>MOTION:</b>	<b>To approve Consent Agenda Items 8(A7, A12, A13, A45 &amp; A46); 8(D), 8(P), 8(Q) &amp; 8(R)</b>
<b>RESULT:</b>	<b>Approved (4-2)</b>
<b>MOVER:</b>	Jeff Brown, Vice Mayor
<b>SECONDER:</b>	Robin Benning, Council Member
<b>AYES:</b>	Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Bryan McClure, Council Member
<b>NAYS:</b>	Leah Martineau, Council Member, Travis Padilla, Council Member
<b>ABSENT:</b>	Dawn Oliphant, Council Member

Council Member Martineau pulled Items 8(A7, A12, A13, A45 & A46); 8(D), 8(P), 8(Q) & 8(R) for a separate vote. Council Member Martineau explained the items that were pulled were for a philosophical view regarding the proper role of government.


**9) Public Hearing Consent Agenda:**

Mayor 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 Series 7 Beer and Wine Bar Liquor License application submitted by Kevin Nghia Le on behalf of Gallery Nails, LLC located at 20008 S Ellsworth Road, Queen Creek.

**Department:** Town Clerk's Office

Staff Report 

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


LGB Report 


QCPD Report 


- 9.B) Public Hearing and possible action on Ordinance 815-23, P22-0256 Rittenhouse Commons 2 PAD Rezone, a request from Greg Davis (iPlan Consulting) to PAD Rezone from C-2 (General Commercial) to MDR/PAD (Medium Density Residential) for a 166 lot single-family townhome development on approximately 16.5 acres located at the northeast corner of Sossaman and Rittenhouse roads.


**Department:** Development Services


Staff Report 


Aerial Exhibit.pdf 

General Plan Exhibit.pdf 


Current Zoning Exhibit.pdf 

Proposed Zoning Exhibit.pdf 


Development Plan.pdf 


Typical Alley Exhibit.pdf 


Conceptual Elevations.pdf 


Project Narrative.pdf 

Landscape Plan.pdf 

Neighborhood Meeting Summary.pdf 

Public Comment.pdf 


Ordinance 815-23.pdf 


Rittenhouse Commons 2 - Staff Presentation.pptx 


- 9.C) Public Hearing and possible action on P22-0072 and P22-0073 Cobblestone Carwash and Gravity Coffee Site Plan and Conditional Use Permit, a request from Jesse Macias (M3 Design) for a Site Plan and Conditional Use Permit for a carwash and drive-thru coffee shop on approximately 2.91 acres located at the northeast corner of Ellsworth Road and Hunt Highway.


**Department:** Development Services


[Staff Report](#) 


[Aerial Exhibit.pdf](#) 


[General Plan Exhibit.pdf](#) 


[Current Zoning Exhibit.pdf](#) 


[Project Narrative.pdf](#) 

[Landscape Plan.pdf](#) 

[Building Elevations and Renderings.pdf](#) 

[Site Plan.pdf](#) 

[Neighborhood Meeting Summary.pdf](#) 

[Public Comments.pdf](#) 

[Cobblestone, Gravity Coffee Site Plan & CUP - Staff Presentation](#) 


<b>MOTION:</b>	<b>To approve the Public Hearing Consent Agenda.</b>
<b>RESULT:</b>	<b>Approved unanimously (6-0)</b>
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Leah Martineau, Council Member
<b>AYES:</b>	Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Travis Padilla, Council Member
<b>ABSENT:</b>	Dawn Oliphant, Council Member


**10) Public Hearings:**


- 10.A) Public Hearing and possible action on Ordinance 814-23, P22-0260 Pecan Lake Entertainment Center PAD Rezone, a request from Greg Davis (iPlan Consulting) to rezone approximately 2 acres from R1-43 to AT (Agritainment) to be incorporated into the larger 12-acre Pecan Lake Planned Area Development (PAD) and a request to update the Pecan Lake PAD development plan to incorporate a variety of new entertainment uses. The subject site is located west and north of the northwest corner of 206th Street and Riggs Road.


**Department:** Development Services

[Staff Report](#) 

[Aerial Exhibit.pdf](#) 


[General Plan Exhibit.pdf](#) 

[Current Zoning Exhibit.pdf](#) 

[Proposed Zoning Exhibit.pdf](#) 

[PAD Narrative.pdf](#) 

[Conceptual Site Plan.pdf](#) 

[Neighborhood Meeting Summaries.pdf](#) 

[Emails Opposition Combined.pdf](#) 



[Emails Support Combined.pdf](#)

[Ordinance 814-23.docx](#)

Planning Manager Erik Swanson introduced the item and commended the neighbors on both sides of the issue for their professionalism throughout this case.

Mr. Swanson presented an overview of the Pecan Lake Entertainment Center (PLEC) PAD Rezone request. He gave a brief history of the unique Agritainment Zoning District and said the site was approved in 2018 as a conceptual plan which was meant to evolve over time. He said there are two components to the request 1) to rezone a 2-acre parcel from R1-43 to Agritainment for parking and 2) rezone the larger Pecan Lake PAD development plan to incorporate a variety of new entertainment uses to establish the Pecan Lake Entertainment Center.

Mr. Swanson discussed the various proposed uses and reviewed the site plan. He said public outreach meetings were held with concerns relating to traffic, changes to the overall project vision, potential noise, lighting and security issues. He said the Planning Commission voted 6-0 in support of the project.

Greg Davis, IPlan Consulting, presented information on the existing Botanical Garden and said the goal was to bring in other entertainment uses to expose people to the agritainment project with a focus on health and active play. Mr. Davis spoke on the expansion plans for the Botanical Garden and said the core plan has not changed. He said the main focus is still agritainment and the new uses will help the Botanical Garden succeed.

Mr. Davis referred to the table of permitted uses and said the proposed uses fit within the table definitions and will enrich the original plan. He presented design concepts for the various buildings and entertainment features and said the buildings will have an agritainment architectural element. Mr. Davis explained the activities that will take place and discussed noise mitigation, compatibility to surrounding areas, open space, traffic flow and proposed parking. He said neighborhood meeting concerns were all addressed including parking in Phase I, which will be the first order of business.

Mayor Wheatley opened the public hearing and the following public comments were received:

[Public Comment: Brenda Tanner](#)

The following residents submitted comment cards and spoke at the meeting:

- 1) Troy Kastorff, 20644 E Natalie Way, Queen Creek (Opposed)
- 2) Carrie Weber, 20652 E Natalie Way, Queen Creek (Opposed)
- 3) Lori Curtis, 24937 S 106th Street, Queen Creek (Opposed to the Ropes Course and Go-Carts)
- 4) Kevin Petersen, 24833 S 206th Place, Queen Creek (In Support)
- 5) Connor Edwards, 18818 E Augusta Ave, Queen Creek (In Support)
- 6) Camron Howell, 24349 S 201st Court, Queen Creek (In Support)
- 7) Lacey Montierth, 24832 S 206th Place, Queen Creek (In Support)
- 8) Sammy Forrest, 22787 E Arroyo Verde Dr, Queen Creek (In Support)
- 9) Bart/Elizabeth Forrest, 20474 E Carriage Way, Queen Creek (In Support)

Mr. Davis responded to the public comments and said there has been a lot of effort to mitigate noise, address concerns and make the project compatible to the area.

Council Member Benning asked about the nearby church property and if they have a conflict to the proposed project in regards to alcohol consumption and asked about the use of the equestrian trail near the church. Mr. Davis said they have been in contact with the church and there have been no concerns thus far in regards to Caldwell's, which will serve alcohol. He indicated that the church has suspended plans to build at this time. He also said there is a utility easement between the site and the church which may affect the use of the equestrian trail. Mr. Swanson said he would look into the use of the equestrian trail and report back to Council.

Mayor Wheatley closed the public hearing.

Council thanked the residents for showing up and providing feedback and said they reviewed all the comments and project information very carefully. Council also thanked the applicant for making changes to improve the project and address concerns by the neighbors. Council discussed the location; other uses that might be less desirable than the proposed use; the desire for more entertainment/active uses in Town; the unique agritainment zoning; and the quality of the project design.

Council Member Benning proposed additional stipulations: 1) the applicant provide a right turn from Riggs into the project parking lot (as recommended by the traffic study) and to continue to work with the church to obtain additional right of way on 206th for a right turn lane at this time rather than the future; and 2) fully pave the south parcel parking lot and provide four (4) additional landscape islands.

Mr. Davis responded that the requests were very reasonable and explained that they are not proposing to pave the lot at this time because of the possibility of future expansion with the equestrian center. He agreed to the additional landscape islands and said they will be using decomposed granite and be fully in compliance with dust regulations.

Mayor Wheatley asked Public Works Director Mohamed Youssef to speak about the traffic signal requirements.

Mr. Youssef said that a professional traffic impact analysis is performed by the developer and defines if there is a need for traffic signals. The analysis was reviewed by our town engineers and it was found that a traffic signal was not warranted at 206th Street. Mr. Youssef said we continuously monitor traffic volume, we consider resident input, and we monitor traffic at intersections in our Traffic Management Center in the event that the traffic in that area changes and a signal may be needed in the future.


<b>MOTION:</b>	<b>To approve Ordinance 814-23, P22-0260 Pecan Lake Entertainment Center PAD Rezone, subject to the Conditions of Approval included in this report. Additional conditions as noted by Council Member Benning: 1) The applicant shall continue to work with the church to obtain additional right of way on 206th for a right turn lane at this time rather than the future; and 2) The applicant shall add four (4) additional planter islands in the DG parking lot.</b>
<b>RESULT:</b>	<b>Approved unanimously (6-0)</b>
<b>MOVER:</b>	Robin Benning, Council Member
<b>SECONDER:</b>	Jeff Brown, Vice Mayor
<b>AYES:</b>	Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Travis Padilla, Council Member
<b>ABSENT:</b>	Dawn Oliphant, Council Member

The meeting went into recess and Council reconvened at 8:25 p.m.

#### 11) Items for Discussion:

##### 11.A) Capital Improvement Projects Update Presentation

**Department:** Capital Improvement Projects

Capital Improvement Projects Update 

CIP Director Dave Lipinski provided the quarterly update on completed 10-year IIP Roadway projects in the areas of Ocotillo and Meridian and Power and Chandler Heights. He provided project updates on several sections of Meridian Road and said Town Center roadways are moving forward with some electrical delays. Mr. Lipinski reviewed park construction projects including Frontier Family Park, the Aquatic and Recreation Center and Mansel Carter Phase 2.

Mr. Lipinski concluded with details of upcoming projects that will be starting soon in areas of Ocotillo Road from Sossaman Road to Hawes Road; Signal Butte Road from Ocotillo Road to Queen Creek; Queen Creek Road and Hawes Road Interim Signal and Crismon Road from Riggs Road to Cloud Road.

##### 11.B) Annual Update to the Wastewater Monthly Bills

**Department:** Finance

Staff Report 

Presentation 

Finance Director Scott McCarty provided a brief overview on the annual bills for wastewater monthly rates. He said no formal action is required and this is an annual update to Council. Mr. McCarty explained that the wastewater flow to the treatment plant is not metered and as such a flow factor is calculated based on the winter average (because it is the lowest water usage period).

Mr. McCarty provided an overview of the utility system including the service areas; wastewater rate history and changes for residential usage and how it will effect monthly bills. He reported a net decrease of \$587K and said some bills will go up and some will go down depending on certain factors such as weather, consumption and consumer awareness. He said this will be communicated to residential and commercial customers annually through various communication approaches. Mr. McCarty said a Rate Study is underway and financial policies and new approaches to winter average rates will be considered.

Vice Mayor Brown inquired about the accounts that have reached the cap and are seeing increases. He asked staff if we could see what the issues are in relation to these accounts and if we could provide customers with customized information in their water bill in regards to this matter.

Mr. McCarty said staff can research these accounts but said it is likely that most are large lots with pools and more landscaping.

Finance Services Manager Jessica Platt provided an update on the communications that are currently in place to inform customers on water usage and bills and other communication options that are available with the new billing system. She said there is a reduction of increases from last year and they generally do not receive a lot of calls when the bills change.


Vice Mayor Brown provided feedback on alternative options for calculating the annual rate.


**12) Final Action:**


12.A) Consideration and possible approval of Ordinance 813-23 to fix, levy and assess the Town's primary property tax for FY 2023-24.

**Department:** Finance

Staff Report 

Staff report pie chart 

Ordinance 813-23 

Presentation 

Finance Director Scott McCarty said this is the last step in budget process to fix, levy and assess the Town's primary property tax for FY2023-24. He said in November 2022 the Town adopted the policy to freeze property taxes for five years. He said the primary tax is dedicated to funding public safety and the Town does not have a secondary property tax. He gave an overview on how property taxes are calculated and how property is valued. Mr. McCarty gave examples of how individual property tax is calculated on a median value home and what the freeze policy will accomplish for the taxpayer. He said the Communications Department will communicate this policy to residents.

Council thanked Mr. McCarty and the Finance team for their work on this item and are appreciative of the opportunity to do this to provide a tax rate reduction for the residents. They acknowledged Council Member Turley, former Town Manager Kross and the former Council for setting this policy.

<b>MOTION:</b>	<b>To adopt Ordinance 813-23 to Fix, Levy and Assess the Town's Primary Property Tax for FY 23/24 in the amount of \$13.3M.</b>
<b>RESULT:</b>	<b>Approved unanimously (6-0)</b>
<b>MOVER:</b>	Leah Martineau, Council Member
<b>SECONDER:</b>	Robin Benning, Council Member
<b>AYES:</b>	Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Travis Padilla, Council Member
<b>ABSENT:</b>	Dawn Oliphant, Council Member

**13) Adjournment:**

The Council reconvened to Executive Session at 9:33 p.m. The Regular Session reconvened and adjourned at 10:00 p.m.

TOWN OF QUEEN CREEK

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Julia Wheatley, Mayor

ATTEST:

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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 June 7, 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: \_\_\_\_\_