



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, August 2, 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

Due to technical difficulties with WebEx, Council Member Oliphant could not be heard.

3) Pledge of Allegiance:

Led by Council Member Benning.

4) Invocation/Moment of Silence: Bill Bush, Pastor - Rock Point Church

Pastor Bill Bush from Rock Point Church provided the invocation.

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

5.A) Cities Empowered Against Sexual Exploitation (CEASE) Designation Recognition

Mayor Wheatley recognized the CEASE program and said employees from the Town have recently completed training to become designated as a CEASE Community. She introduced members of the Arizona Anti-Trafficking Network who were in attendance: Michelle Rucker, CEASE Program Director; Nancy Baldwin, Co-Founder and Treasurer for the Arizona Anti-Trafficking

Network; Stacey Sutherland, TRUST Program Director; Ashlynn Rooney, SAFE Program Director and John Meza, Arizona Anti-Trafficking Network Board President.

Mr. Meza spoke briefly on the CEASE program and thanked Queen Creek for becoming a CEASE designated town and completing the training in record time. Mr. Meza thanked Council Member Martineau for bringing the program to Queen Creek and Management Support Specialist Missy Gunter for her support throughout the program. He also recognized Police Chief Brice and Lieutenant Southwick for assuring that officers receive supplemental training.

Council Member Martineau said she is proud that Queen Creek is the third municipality to complete this training in the State and had an impressive 90% participation rate by staff. She thanked staff and encouraged other cities and towns to follow suit.

Mayor Wheatley commented on her attendance, along with Council Member Martineau and representatives from the Queen Creek Police Department, at the Lighthouse Summit at Rock Point Church to raise awareness for victims and survivors of exploitation and human trafficking. She also recognized Council Member Oliphant who recently joined the CeCe's Hope Center Board of Directors. She said this organization focuses on anti-trafficking efforts.

5.C) Proclamation: Child Support Awareness Month

Council Member Martineau read the proclamation on Child Support Awareness Month which recognizes programs for children and the State's efforts to improve the lives of children through the Department of Economic Security and the Division of Child Support Services.

5.B) Proclamation: Drowning Impact Awareness Month

Council Member McClure read the proclamation for Drowning Impact Awareness Month which recognizes the importance of water safety. He said the Council is wearing purple ribbons to remind everyone about water safety.

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.

Committee Reports 

6.B) Committee and outside agency reports (only as scheduled): None.

None.

7) **Public Comments:**


None.

8) **Consent Agenda:**

- 8.A) Consideration and possible approval of the July 19, 2023 Regular Session minutes.

Department: Town Clerk's Office

Staff Report 

Minutes 07-19-23 

- 8.B) Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 23/24 Budget Items)

Department: Finance

Staff Report 

Expenditures over \$25,000 


- 8.C) Consideration and possible approval of the appointment of Jeff Kramer and re-appointment of Cindy Barnes, Lamar Keener and David Goldman to the Transportation Advisory Committee (TAC).

Department: Public Works

Staff Report 

Kramer, Jeffrey - New 

Barnes, Cindy - Renewal 

Keener, Lamar - Renewal 

Goldman, David - Renewal 


- 8.D) Consideration and possible approval of the appointment of Lindzie Head and reappointment of Daniel Babcock, Michael Shirley and Sylvia Tarin, to the Parks and Recreation Advisory Committee (PRAC).

Department: Community Services

Staff Report 

Head, Lindzie 

Tarin, Sylvia 

Shirley, Michael 2023 


Babcock, Daniel 2023 

PRAC Proposed Terms 

- 8.E) Consideration and possible approval of the "Condominium Plat" for Volare Hangars at Pegasus Airpark, a request by Hangar Homes at Pegasus LLC & Hangar Homes at Pegasus II LLC.

Department: Development Services

Staff Report 

Aerial Exhibit - Volare Hangars at Pegasus 

Volare Hangars At Pegasus Airpark - Condominium Plat 

- 8.F) Consideration and possible approval of a one-year contract with Saguaro Summit LLC, dba Christmas Light Decorators for holiday lights and decorations in downtown Queen Creek with up to four possible one-year renewals in the amount not to exceed \$85,000 on an annual basis. (FY 2023/24 Budgeted Item)

Department: Economic Development

Staff Report 


Contract 

Item 8(G) was pulled for a separate vote by Mayor Wheatley, and set to follow Item 11(A).

- 8.H) Consideration and possible approval of Resolution 1530-23 approving the Second Amendment to the Development Agreement with Chelsea United

Department: Economic Development

Staff Report 

Resolution 1530-23 

Copy of the Second Amendment to the Development Agreement 

Due to technical difficulties with WebEx, Council Member Oliphant was unable to indicate her vote and thus marked "absent".

MOTION: To approve the Consent Agenda less Item 8(G).

RESULT: Approved unanimously (6-0)

MOVER: Robin Benning, Council Member

SECONDER: Jeff Brown, Vice Mayor

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

ABSENT: Dawn Oliphant, Council Member

9) **Public Hearing Consent Agenda:**

None.

10) **Public Hearings:**

None.

11) **Items for Discussion:**

11.A) **Presenta on and discussion on the preliminary findings for the Horseshoe Park and Equestrian Centre (HPEC) Five Year Strategic Plan.**

Department: Economic Development

Staff Report 

Five Year Strategic Plan Presentation 

General Manager David Solum provided a brief background on consultant Brian Dygert, who was contracted to develop a Five-Year Strategic Plan for Horseshoe Park and Equestrian Centre (HPEC).

Brian Dygert, 4D Production LLC, presented findings and shared a plan to maximize activity at HPEC today and into the future. Mr. Dygert briefly outlined the history of the HPEC and provided numbers for revenues, attendance and use days showing increases from year to year. He discussed event growth potential and said that FY22-23 had an economic impact of \$42M for the Town with 65% of visitors from out of state.

He provided short term recommendations such as a formal booking policy; annual analysis on rates and fees; RFP for food and beverage and a full service restaurant; master site plan design that plans for the future; formal sponsorship using digital signage; increase barn, stall and RV capacity to allow for growth; and marketing and brand awareness plan. Mr. Dygert said a Five-Year Strategic Plan will allow the Town to stay current. Long-term recommendations included air conditioning to make it a year-round venue and maximize capacity.

Council thanked staff and Mr. Dygert for the presentation and commented that the park was well-run and an asset to the community. Council discussed maximizing the return on investment; closing the gap; cost recovery; becoming revenue neutral; sponsorships; and the economic impacts it brings to the

Town. Council favored smaller investments to maintain the facility but had concerns about more costly long-term recommendations such as air-conditioning.

Council Members Martineau and Padilla were in support of the park and the benefits to the community but spoke about the role of government and use of tax dollars to subsidize costs at HPEC.

Council had further discussion on future funding and mitigating the gap and asked for more information.

Mr. Dygert provided additional information on the larger industry side of publicly owned venues of this sort and said the bulk of the large venues are government owned with some subsidization. He said Queen Creek's venue is well managed but there are considerations such as it is seasonal and the town does not own the events.


Economic Development Director Doreen Cott said this is a Draft Strategic Plan and tonight we are here to make sure we are on the right track. She said the plan is in the works and we will come to Council with final details in September for a recommendation. Town Manager Gardner said a draft will be provided to Council prior to the meeting.

- 8.G) Consideration and possible approval of Delegation Resolution #1528-23 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 Horseshoe Park & Equestrian Centre (HPEC) RV Park Improvements (CIP Projects No. HP301 and HP302) in an amount not to exceed \$613,065 and related budget adjustments.**

Department: Capital Improvement Projects

Staff Report 

HP 301-302 Project Site Exhibit 

Delegation Resolution #1528-23 Exhibit 1 

Vice Mayor Brown said he would like to take action on this item after the final presentation on the Five-Year Strategic Plan and would like to motion for a continuance.

Council Member Benning commented on the different requirements for public and private entities in relation to contracts and bids. He said this item is necessary and will increase revenue and we run the risk of losing the contract on the previously budgeted item if continuance were to occur. Council Member Benning asked what the original cost was that was budgeted for the two improvements.

Town Manager Gardner clarified that the additional 10% increase was built into contingency. He said if we decide to continue the item we will lose the pricing on the current contract and will have to re-bid in 25 days.

Council had additional discussion on the RV dump aspect of the expense.

Council Member Benning made an alternative motion. Town Attorney Scott Holcomb provided guidance on voting procedures. He said the alternative motion will be voted on first.

Prior to voting Mayor Wheatley explained her vote. She said the item was previously approved and we have commitments and appreciates that we will be looking at the total picture of HPEC in the future.

Prior to voting Council Member McClure explained his vote. He said he will vote yes and this will help close the gap and produce additional revenue.

MOTION: To approve Consent Agenda Item 8(G), Consideration and possible approval of Delegation Resolution #1528-23 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 Horseshoe Park & Equestrian Centre (HPEC) RV Park Improvements (CIP Projects No. HP301 and HP302) in an amount not to exceed \$613,065 and related budget adjustments.

RESULT: Approved (4-3)

MOVER: Robin Benning, Council Member

SECONDER: Bryan McClure, Council Member

AYES: Julia Wheatley, Mayor, Robin Benning, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member

NAYS: Jeff Brown, Vice Mayor, Leah Martineau, Council Member, Travis Padilla, Council Member

12) Final Action:

None.

13) Adjournment:

The Regular Session adjourned at 8:14 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 August 2, 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: August 14, 2023