



## AGENDA

### Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

October 4, 2023 | 6:30 PM

(Doors open at 5:30 p.m.)

*Pursuant to A.R.S. §§ 38-431.02 and 38-431.03, notice is hereby given to the members of the Town Council and the general public that, at this Regular Meeting, the Town Council may vote at any time during the Council Meeting to go into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) for legal advice on any item listed on the following agenda, pursuant to A.R.S. § 38-431.03(A)(3).*

*The public can continue to watch the meeting live streamed at [QueenCreek.org/WatchMeetings](https://www.queen-creek.org/WatchMeetings) by selecting "video" next to the applicable meeting (once the meeting begins) or by visiting the Town's Ustream account at <https://video.ibm.com/councilmeeting>.*

*In addition to attending in-person, residents may submit public comment for this Town Council meeting by submitting their comments via email to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov). Every email, if received by the deadline of 5:00 p.m., the day of the meeting will be entered into the official record. Please include your name, address, comment and note if your comment is for call to the public. Comments without identifying name and address will not become part of the written record.*

*The Mayor or other presiding officer at the meeting may change the order of Agenda Items and/or take items on the Agenda in an order they determine is appropriate. Some members of the Town Council and staff may attend electronically.*

- 1. Call to Order:**
- 2. Roll Call:** *(Members of the Town Council may attend electronically and/or telephonically)*
- 3. Pledge of Allegiance:**
- 4. Invocation/Moment of Silence:** Al Rubio, Spanish Ministry Pastor, Calvary Chapel of Queen Creek
- 5. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**
  - A. Proclamation: Domestic Violence Awareness Month
  - B. Proclamation: Hispanic Heritage Month
  - C. Proclamation: Cybersecurity Month
  - D. Proclamation: Fire Prevention Week
- 6. Committee Reports:**
  - 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.

B. Committee and outside agency reports (only as scheduled):

1. For Our Town Update

**7. Public Comments:** *Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting.*

**8. Consent Agenda:** *Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Members of the Town Council and/or staff may comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.*

A. Consideration and possible approval of the September 20, 2023 Regular Session minutes.

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

1. E-Plan - Electronic Plan Review Licensing: Additional request of \$25,000, Council approved \$125,000 on June 7, 2023, this request will increase the contract spending authority to \$150,000 (Information Technology)

2. Mid State Mechanical - Evaporative Cooler Replacement for Horseshoe Park Equestrian Centre: \$33,000 (Public Works-Facilities)

3. Progressive Roofing - Roofing Restoration for various Town Facilities: \$50,000 (Public Works-Facilities)

4. Play It Safe - Resurfacing of Splash Pad at Founders Park: \$62,000 (Community Services-Grounds)

C. Consideration and possible approval of the "Final Plat" of Vineyard Towne Center Phase 2, a request by Vestar Vineyard Towne Center, LLC.

D. Consideration and possible acceptance of a grant from the Arizona Department of Homeland Security and a purchase with Spirit of America Corp. using GSA contract #GS- 07F-9574S for the procurement of special event vehicle barriers in an amount not to exceed \$67,140, and a budget adjustment from the grant contingency fund in the amount of \$67,140.

E. Consideration and possible approval of an Ordinance 820-23 Amending Chapter 16 of the Queen Creek Town Code by amending Article 16-11 Sustainable Water Allocation Regulations, Section 16-11-3; Providing for repeal of conflicting ordinances; and providing severability.

F. Consideration and possible approval of Resolution 1541-23 approving the First Amendment to the Development Agreement between the Town, Pinal County and LG Energy Solution Arizona, Inc. and authorizing and directing the Mayor, Town Manager, Town Clerk and Town Attorney to negotiate, finalize and execute all documents and instruments and to take such actions as necessary or appropriate to consummate the transactions contemplated by this resolution.

- 9. Public Hearing Consent Agenda:** *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.*
- A. Consideration and possible recommendation of approval on a Series 007 Beer & Wine Bar Liquor License application submitted by Kevin Nghia Le on behalf of Zara Nail Bar located at 200 W Combs Road, Queen Creek.
  - B. Consideration and possible recommendation of approval on a new Series 012 Restaurant Liquor License application submitted by Steven David Dunsire on behalf of Oregano's Pizza Bistro located at 20677 E Maya Rd in Queen Creek.
  - C. Public Hearing and Possible Action on the Banner Ironwood Verizon Monopine Conditional Use Permit (P23-0089) and Site Plan (P23-0090), a request from Graham Chapman(Pinnacle Consulting Inc.) for Conditional Use Permit and Site Plan approval to allow for construction of a new 65' tall monopine cell tower located approximately 1,230 feet southwest of the southwest corner of Gantzel Road and Banner Way.
- 10. Public Hearings:** *If you wish to speak to the Town Council on any of the items listed as a Public Hearing, please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.*
- A. None.
- 11. Items for Discussion:** *These items are for Town Council discussion only and no action will be taken. In general, no public comment will be taken.*
- A. None.
- 12. Final Action:** *If you wish to speak to the Town Council on any of the items listed under Final Action, please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.*
- A. None.

**13. Adjournment:**

I, Maria Gonzalez, do hereby certify that I caused to be posted this 25th day of September, the Agenda for the October 4, 2023 Regular and Possible Executive Session of the Queen Creek Town Council at Town Hall and on the Town's website at [www.QueenCreekAZ.gov](http://www.QueenCreekAZ.gov).

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Maria E. Gonzalez, MMC  
Town Clerk

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.