



AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

October 18, 2023 | 6:30 PM

(Doors open at 5:30 PM)

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. 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:** Eric Ehmann, Community Pastor, Central Christian Church
- 5. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**
 - A. Presentation of Mayor Wheatley's Champion of the Year Award
 - B. Great Neighbor Award
- 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. None.

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 (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 October 4, 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. Continental Flooring Company - Library Carpet Replacement: \$200,000 (Public Works-Facilities)
 2. Crash Data Group - Crash Data Retrieval Tools & Software: \$55,000 (Police)
 - C. Consideration and possible approval of the reappointment of Jason Barney, Chris Clark, Jenna Kahl, Derek Neighbors and Shane Randall and appoint John Rea and Connor Schnepf to the Economic Development Commission.
 - D. Consideration and possible approval of a three-year license agreement with DebtBook in an amount not to exceed \$54,000 for a debt and lease management system (FY24 Budgeted Item).
 - E. Consideration and possible approval of Amendment #4 to Delegation Resolution #1386-21 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 Meridian Road: Cherrywood Drive to Combs Road and Meridian Road: Queen Creek Road to Germann Road (Projects #A1505 and A1507) increasing the total Resolution amount by \$1,937,151 for a total amended Resolution not to exceed \$25,546,015. (This is a FY24 budgeted item).
 - F. Consideration and possible approval of Resolution 1542-23 approving the development agreement with The Church of Jesus Christ of Latter-day Saints, to facilitate the development of approximately 155-acres, generally located at the northeast corner of Pima and Meridian roads and approximately 930-feet south of the southwest corner of Germann and Ironwood roads and to facilitate the potential land acquisition and development of an approximately 57-acre (gross) Town park site located at the northwest corner of Pima Road and Euell drive.

- 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 (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 new Series 012 Restaurant Liquor License application submitted by Jared Michael Repinski on behalf of Sage & Barrel Craft Eatery located at 7215 S Power Road, Ste.107, Queen Creek.
- 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 (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. Public Hearing and possible action on Ordinance 818-23 Case P23-0115 Elanto PAD Rezone and P22-0254 Elanto MDR Site Plan, a request by Adam Baugh of Withey Morris Baugh, PLC to rezone approximately 155 acres from HDR, R1-5 and C-2 to MDR, R1-5, and C-2 with a PAD overlay, and for Site Plan approval for a 50-acre 320 unit medium density residential development with various unit types. The project site is generally located at the northeast corner of Pima and Meridian roads and approximately 930-feet south of the southwest corner of Germann and Ironwood roads.
- 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. Queen Creek Police Department Annual Report
- 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 (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 approval of Resolution 1543-23 of the Mayor and Council of the Town of Queen Creek, Arizona approving and authorizing the execution and delivery of a First Amendment to the Third Subordinate Lien Purchase Agreement; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution, and declaring an emergency.
- B. Discussion and possible action on Ordinance 819-23 of the Common Council of the Town of Queen Creek, Arizona, repealing Ordinance 805-22; and amending the Queen Creek Town Code Chapter 8, Article 8-1, Business License, Section 8-1-2; and repealing Article 8-6, Short Term Rentals and Vacation Rentals; and Amending Chapter 9 by repealing a new Section 9-2-13 Short Term Rental Offenses, and moving Section 9-2-14 to 9-2-13.

13. Adjournment:

I, Maria Gonzalez, do hereby certify that I caused to be posted this 9th day of October, the Agenda for the October 18, 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.

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.