



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, October 4, 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
Bryan McClure, Council Member
Dawn Oliphant, Council Member
Travis Padilla, Council Member

ABSENT:

Leah Martineau, Council Member

3) Pledge of Allegiance:

Led by Council Member McClure.

4) Invocation/Moment of Silence:

Pastor Al Rubio, Spanish Ministry Pastor for Calvary Chapel of Queen Creek provided the invocation.

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

5.B) Proclamation: Cybersecurity Awareness Month

Council Member Benning read the proclamation and encouraged residents to take actions to prevent cybersecurity threats against themselves and others.

5.C) Proclamation: Fire Prevention Week

Vice Mayor Brown read the proclamation and thanked the Queen Creek Fire and Medical Department for their public safety outreach efforts and encouraged residents to practice safety and have a fire safety plan.

5.D) Proclamation: Arizona Cities & Towns Week

Council Member McClure read the proclamation and recognized municipal employees, volunteers and elected officials for their work to make sure services and programs are provided to our residents.

5.E) Proclamation: Hispanic Heritage Month

Mayor Wheatley read the proclamation and presented the members of Ballet Folklorico La Llorona with the proclamation for this Hispanic Heritage Month. The group performed a dance and Council thanked them for their performance.

5.A) Proclamation: Domestic Violence Awareness Month

Council Member Oliphant read the proclamation and spoke about the importance of families to the community and the impacts of domestic violence. The Council wore purple in recognition of domestic violence awareness and took a group photo.

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.

Agenda Item 6A - Committee Report.pdf 

6.B) Committee and outside agency reports (only as scheduled):
1. For Our Town Update

Queen Creek Chamber President & CEO Chris Clark provided an update on the For Our Town organization and the first meeting which took place on September 19, 2023. Non-profits, churches, schools and some businesses were in attendance and survey results were discussed with mental health issues being a top priority. Mr. Clark said the group discussed their future goals and needs of the community. The next meeting is scheduled for January 23, 2024.

Mayor Wheatley thanked the Chamber of Commerce for their efforts and she thanked Council Member McClure for bringing this partnership to the Council.

Council thanked the Chamber of Commerce and Volunteer Coordinator Kim Nishihara for their work on this program.

7) **Public Comments:**

None.

8) **Consent Agenda:**

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

Department: Town Clerk's Office


Staff Report 

Minutes.pdf 

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.pdf 

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

Department: Development Services

Staff Report 

Aerial Exhibit - Vineyard Towne Center.pdf 

FINAL PLAT - Vineyard Towne Center Phase 2.pdf 

8.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.

Department: Police

Staff Report 

Award Letter.pdf 


RK092123-1R2 Raptor Barrier-Queen Creek.pdf 

Subrecipient Agreement_.pdf 

- 8.E) Consideration and possible approval of 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.

Department: Utilities

Staff Report 


Ordinance 820-23 

- 8.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 the Mayor, Town Manager, Town Clerk and Town Attorney to negotiate, finalize and execute all documents and instruments and to take such action as necessary or appropriate to consummate the transactions contemplated by this Resolution.

Department: Economic Development

Staff Report 

First Amendment to Project Alpha Development Agreement 

Resolution No. 1541-23 

Council Member Padilla commented on Consent Items 8E and 8F and explained his vote. He supports the items because in a subsequent action LG will be responsible to fund and pay for their own water like other businesses of this magnitude.

MOTION: To approve the Consent Agenda

RESULT: Approved unanimously (6-0)

MOVER: Jeff Brown, Vice Mayor

SECONDER: Robin Benning, Council Member

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

ABSENT: Leah Martineau, Council Member


9) **Public Hearing Consent Agenda:**

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

- 9.A) Consideration and possible recommendation of approval on a Series 007 Beer and Wine Bar Liquor License application submitted by Kevin Nghia Le on behalf of Zara Nail Bar located at 202 W Combs Rd, Ste. 104, Queen Creek.

Department: Town Clerk's Office

[Staff Report](#) 

[Rule R19-1-702 \(9-24-22\).pdf](#) 


[LGB Report.pdf](#) 

[QCPD Report](#) 

- 9.B) Consideration and possible recommendation of approval on a new Series 012 Restaurant Liquor License application submitted by Steven David Dunsire on behalf of Oregon's Pizza Bistro located at 20677 E Maya Rd in Queen Creek.

Department: Town Clerk's Office

[Staff Report](#) 

[Rule R19-1-702 \(9-24-22\)](#) 

[LGB Public Report.pdf](#) 

[QCPD Report](#) 


- 9.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.


Department: Development Services

[Staff Report](#) 

[Aerial Exhibit.pdf](#) 

[General Plan Exhibit.pdf](#) 

[Current Zoning Exhibit.pdf](#) 

[Site Plan.pdf](#) 

[Existing Site Photos and Simulations.pdf](#) 

MOTION: To approve the Public Hearing Consent Agenda

RESULT: Approved unanimously (6-0)

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, Travis Padilla, Council Member

ABSENT: Leah Martineau, Council Member

10) Public Hearings:

None.

11) Items for Discussion:

None.

12) Final Action:

None.

13) Adjournment:

The Regular Session adjourned at 7:02 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 October 4, 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: _____