



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, March 6, 2024
6:30 PM

1) Call to Order:

The meeting was called to order at 6:30 p.m.

2) Roll Call:

PRESENT:

Leah Martineau, Vice Mayor
Jeff Brown, Council Member
Robin Benning, Council Member
Bryan McClure, Council Member
Dawn Oliphant, Council Member
Travis Padilla, Council Member

ABSENT:

Julia Wheatley, Mayor

3) Pledge of Allegiance:

Led by Council Member Oliphant.

4) Invocation/Moment of Silence:

The invocation was provided by Kathy Parker of Bahai Faith of Queen Creek. Vice Mayor Martineau called for a moment of silence for Preston Lord.

5) Remarks from Vice Mayor Leah Martineau and QCPD Police Chief Randy Brice regarding the ongoing October 28 homicide investigation.

Vice Mayor Martineau provided brief comments on the tragic homicide of Preston Lord. She said the QCPD provides regular updates on the investigation at Council meetings, however they are actively involved in a police operation at this time and are unavailable. She said the Chief will provide an update as soon as possible and a press conference is anticipated this evening.

Vice Mayor Martineau thanked the Maricopa County Attorney's Office and the Police Department for their efforts on this case and said it remains a top priority. She said the

next For Our Town meeting will be held on Tuesday, Mar 26 at 8:30 am at the Queen Creek Library to work on a solution to combat teen violence.

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

6.A) Proclamation: Roots n' Boots Week

Council Member Benning read the proclamation. He encouraged residents to attend the week long event and said tickets are still available for Sunday and Thursday. Council recognized the Friends of Horseshoe Park who were in attendance and photos were taken at the dias.

6.B) Proclamation: Procurement Month

Council Member McClure read the proclamation. He thanked the Queen Creek Procurement Department for their work and the cost savings efforts they have made for the Town. Staff members from the Procurement Team were recognized and photos were taken at the dias.

6.C) Proclamation: American Red Cross Month

Council Member Oliphant read the proclamation in recognition of the American Red Cross Month and commented on the compassion of people in Queen Creek in times of crisis.

6.D) Presentation of the PRCA Best Footing Award to HPEC

Council recognized the staff at Horseshoe Park and Equestrian Centre (HPEC) for receiving first place for the 2023 PRCA Justin Best Footing Award for Roots N' Boots Pro Rodeo. Friends of Horseshoe Park Director David Mansingh presented the award to the groundstaff at HPEC who were in attendance.

7) Committee Reports:

7.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.

7A - Council Committee Reports.pdf 

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

None.

8) Public Comments:


None.

9) Consent Agenda:

- 9.A) Consideration and possible approval of the February 21, 2024 Regular Session minutes.

Department: Town Clerk's Office


Staff Report 

Draft Minutes 02-21-24.pdf 

- 9.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 

- 9.C) Consideration and possible approval of FY23/24 budget amendments totaling \$5,370,500 in expenditure reallocations from Contingencies to accommodate advance orders of equipment due to long-lead order times, supply chain issues and to allow the Town Manager to sign all necessary contracts and agreements.

Department: Finance

Staff Report 

LONG LEAD LIST (vehicle) - STAFF REPORT 030624 (Final PEAK).pdf 

- 9.D) Consideration and possible approval of Job Order No. 13 with MR Tanner and approval to cover other expenditures related to the completion of Combs Road at Schnepf Well Frontage project (CIP Project No. A0050) in an amount not to exceed \$222,096 and a budget adjustment from CIP Contingency totaling \$222,096.

Department: Capital Improvement Projects

Staff Report 

A0050 Staff Report.pdf 


A0050 Project Site Location Exhibit.pdf 


A0050 Job Order #13.pdf 


- 9.E) Consideration and possible approval of Amendment #2 to the contract with Stanley Consultants for Hawes Road - Ocotillo Road to Rittenhouse Road Roadway Improvements (CIP Project No. A0401) increasing the contract amount by \$212,983 for a total amended contract not to exceed the amount of \$805,339, and a budget adjustment from CIP Contingency totaling \$212,983.


Department: Capital Improvement Projects

Staff Report 

A0401 Project Location Exhibit.pdf 

A0401 Stanley Consultants Contract.pdf 

A0401 Amendment 1.pdf 

A0401 Proposed Amendment 2.pdf 

- 9.F) Consideration and possible approval of a contract with Queen Creek Irrigation District for the Queen Creek Wash Trail Crismon Road to Rittenhouse Road (CIP Project No. TE100) in the amount not to exceed \$44,880. (This is a FY 2023/24 budgeted item).

Department: Capital Improvement Projects

Staff Report 

TE100 Project Location Exhibit.pdf 

TE100 QCID Reimbursement Contract.pdf 

- 9.G) Consideration and possible approval of Resolution 1570-24 creating Street Light Improvement District Number 137 (No. 2024-001 for Harvest at Queen Creek Parcel 2-1), Resolution 1571-24 creating Street Light Improvement District Number 138 (No. 2024-002 for Harvest at Queen Creek Parcel 2-2) and Resolution 1572-24 creating Street Light Improvement District Number 139 (No. 2024-003 for Harvest at Queen Creek Parcel 2-3).

Department: Development Services

Staff Report 

Aerial Map - Harvest at Queen Creek.pdf 

Resolution 1570-24 - Harvest at Queen Creek Parcel 2-1.pdf 

Attachments - Harvest at Queen Creek Parcels 2-1.pdf 

Resolution 1571-24 - Harvest at Queen Creek Parcel 2-2.pdf 

Attachments - Harvest at Queen Creek Parcel 2-2.pdf 

Resolution 1572-24 - Harvest at Queen Creek Parcel 2-3.pdf 


Attachments - Harvest at Queen Creek Parcel 2-3.pdf 

- 9.H) Consideration and approval of Resolution 1573-24 creating Street Light Improvement District Number 150, (No. 2024-004 for Empire Point Parcel 2); Resolution 1574-24 creating Street Light Improvement District Number 151, (No. 2024-005 for Empire Point Parcel 3); Resolution 1575-24 creating Street Light Improvement District Number 152, (No. 2024-006 for Empire Point Parcel 4); Resolution 1576-24 creating Street Light Improvement District Number 153, (No. 2024-007 for Empire Point Parcel 5); and Resolution 1577-24 creating Street Light Improvement District Number 154, (No. 2024-008 for Empire Point Parcel 9).


Department: Development Services


Staff Report 

Aerial Map - Empire Pointe.pdf 

Resolution 1573-24 - Empire Pointe Parcel 2.pdf 

Attachments - Empire Pointe Parcel 2.pdf 

Resolution 1574-24 - Empire Pointe Parcel 3.pdf 

Attachments - Empire Pointe Parcel 3.pdf 

Resolution 1575-24 - Empire Pointe Parcel 4.pdf 

Attachments - Empire Pointe Parcel 4.pdf 

Resolution 1576-24 - Empire Pointe Parcel 5.pdf 

Attachments - Empire Pointe Parcel 5.pdf 

Resolution 1577-24 - Empire Pointe Parcel 9.pdf 


Attachments - Empire Pointe Parcel 9.pdf 

- 9.I) Consideration and possible approval of Resolution 1578-24 creating Street Light Improvement District Number 155, (No. 2024-009 for North Creek Phase 1 Parcel 2); Resolution 1579-24 creating Street Light Improvement District Number 156, (No. 2024-010 for North Creek Phase 1 Parcel 3); Resolution 1580-24 creating Street Light Improvement District Number 157, (No. 2024-011 for North Creek Phase 1 Parcel 5); Resolution 1581-24 creating Street Light Improvement District Number 158, (No. 2024-012 for North Creek Phase 1 Parcel 6); and Resolution 1582-24 creating Street Light Improvement District Number 159, (No. 2024-013 for North Creek Phase 1 Parcel 7 & 8).


Department: Development Services

Staff Report 


Aerial Map - North Creek Phase 1.pdf 

[Resolution 1578-24 - North Creek Phase 1 Parcel 2.pdf](#) 


[Attachments - North Creek Phase 1 Parcel 2.pdf](#) 

[Resolution 1579-24 - North Creek Phase 1 Parcel 3.pdf](#) 


[Attachments - North Creek Phase 1 Parcel 3.pdf](#) 

[Resolution 1580-24 - North Creek Phase 1 Parcel 5.pdf](#) 

[Attachments - North Creek Phase 1 Parcel 5.pdf](#) 

[Resolution 1581-24 - North Creek Phase 1 Parcel 6.pdf](#) 

[Attachments - North Creek Phase 1 Parcel 6.pdf](#) 

[Resolution 1582-24 - North Creek Phase 1 Parcel 7 & 8.pdf](#) 

[Attachments - North Creek Phase 1 Parcel 7 & 8.pdf](#) 

- 9.J) Consideration and possible approval of a motion for the Town of Queen Creek to intervene, appeal and/or cross-appeal any rulings, and participate in any appeals, as deemed necessary, in County of Mohave, et al. v. Unites States Bureau of Reclamation et al., United States District Court, District of Arizona, Case No. 3:22-CV-08246-PCT-MTL, directing and authorizing the Town Manager and Town Attorney to take all actions necessary to represent the Town's interests in relation thereto.

Department: Town Manager's Office

[Staff Report](#) 

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

None.

11) Public Hearings:

None.

12) Items for Discussion:

- 12.A) Presentation and update by J. Brian O’Neill, Executive Director for the Phoenix-Mesa Gateway Airport

Department: Town Manager's Office

Phoenix-Mesa Gateway Airport Presentation 

Airport Executive Director Brian O’Neill thanked the Town for their support as one of the owners of the Phoenix-Mesa Gateway Airport. He discussed the airport mission and said the airport is an economic engine and job creator for the area. He focused his presentation on the commercial air service, new and completed projects and private development which is ongoing at the airport.

Council inquired about future improvements to Sossaman Road as it is sometimes used as a cut through to the 202 Freeway. Mr. O'Neill noted Sossaman Road as a major connector and indicated the Airport was working with partners in the area to minimize bottlenecking and improve traffic flows.

- 12.B) Capital Improvement Projects Update Presentation

Department: Capital Improvement Projects

CIP COUNCIL PRESENTATION.pdf 

Capital Improvements Project (CIP) Director Dave Lipinski provided the quarterly update on active 10-year IIP Roadway Projects and said there is a lot of construction in progress to be completed this quarter. He provided updates on the Meridian Road at Queen Creek/Pima Road with a completion in August; Town Center roadway projects and pocket parks are ongoing; Ocotillo from Sossaman to Hawes (three phase project); Signal Butte: Ocotillo to Queen Creek; and the traffic signal at Germann & 196th has been turned on. Mr. Lipinski reviewed construction projects at Mansel Carter Phase 2; Frontier Family Park; Aquatic and Recreation Center; the Arizona State Land Department Infrastructure and the LG Site Development.


Council Member Brown asked about the Ocotillo: Sossaman to Hawes completion and asked if there will be any work in that area by Queen Creek Irrigation District (QCID). Mr. Lipinski said we are working extensively with QCID and believe any issues have been squared away.


13) Final Action:


- 13.A) Consideration and possible approval to direct the Finance Director to publish the Land Use Assumptions and Infrastructure Improvement Plans associated with Town’s development impact fees in accordance with Arizona Revised Statutes § 9-463.05 and to set a public hearing on those documents for May 15, 2024.

Department: Finance

Staff Report 

Proposed Calendar to Update Development Impact Fees 

Presentation: Impact Fees: Beginning the Update Process 

Draft Report: Land Use Assumptions and Infrastructure Improvement Plan (dated February 28, 2024) 

Finance Director Scott McCarty reviewed infrastructure needs and funding and discussed how the Development Impact Fee Program helps offset costs related to growth. He reviewed four areas of needed infrastructure totaling \$731M over the next ten years (Parks & Trails; Streets; Police; Fire/Medical). Mr. McCarty said the process to update the impact fees will take nine months and emphasized that existing residents and businesses do not pay impact fees and said Queen Creek does not have a secondary property tax for infrastructure.

Mr. McCarty outlined the steps for updating the impact fees and said State law has many requirements regarding the process. Staff and the consultants determine land use assumptions, determine the infrastructure plans and calculate maximum allowable fees. He said the Council's role in the process will be to determine the allocation of the 2% dedicated construction sales tax and to set the impact fee amounts which will take place several months from now.

Mr. McCarty provided detailed information on Land Use Assumptions (LUA) and what needs to be built in terms of infrastructure. He discussed the expected growth projections and population estimates over the next ten years but noted that this does not include any State Land projections associated with LG. Mr. McCarty explained how costs are allocated by fee type for those projects that are eligible for impact fees. He reviewed the background on the dedicated 2% construction sales tax which we have been using to pay for new roads in Queen Creek. He discussed the possibility of expanding it for other uses such as police and fire and how it could effect the impact fee calculation and the timing. Mr. McCarty concluded with the next steps needed in the process and the proposed calendar for the fee update.

MOTION: To direct the Finance Director to publish the Land Use Assumptions and Infrastructure Improvement Plans associated with Town's development impact fees in accordance with Arizona Revised Statutes § 9-463.05 and to set a public hearing on those documents for May 15, 2024.

RESULT: Approved unanimously (6-0)

MOVER: Dawn Oliphant, Council Member

SECONDER: Robin Benning, Council Member

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

ABSENT: Julia Wheatley, Mayor

14) Adjournment:

The Council reconvened into Executive Session at 8:00 p.m. The Regular Session reconvened and adjourned at 8:22 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 March 6, 2024 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: _____