



## AGENDA

### Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

May 15, 2024 | 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 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:** Pastor Jim Remington, Calvary Chapel
- 5. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**
  - A. Citizen Leadership Institute Presentations and Graduation
- 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. Transportation Advisory Committee (May 9, 2024)
    2. Downtown Arts & Placemaking Advisory Subcommittee (May 9, 2024)

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 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 May 1, 2024 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. Brinc Inc - UAV Public Safety System/Integrated DFR program which includes UAS program equipment, supplies, software, systems, training, services, support, and transition to NDAA compliant devices - \$245,000 (Police)
  - C. Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Chandler Unified School District for a School Resource Officer (SRO) at the Casteel High School (this is an FY24-25 budgeted FTE).
  - D. Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Queen Creek Unified School District for a School Resource Officer (SRO) at the Queen Creek High School (this is an FY24-25 budgeted FTE).
  - E. Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Queen Creek Unified School District for a School Resource Officer (SRO) at the Crismon High School (this is an FY24-25 budgeted FTE).
  - F. Consideration and possible approval of an Intergovernmental Agreement with the City of Apache Junction, the City of Chandler, the Town of Gilbert, the City of Mesa, the Town of Paradise Valley, the City of Scottsdale, and the City of Tempe to create the East Valley Critical Incident Response Team (EVCIRT) for the criminal investigation of Critical Force Incidents within these jurisdictions and the Town of Queen Creek pursuant to A.R.S. § 41- 1762, and to create a framework for the operation of the EVCIRT.
  - G. Consideration and possible approval of Resolution 1590-24 approving annexation of Assessor's Parcel Numbers 304-90-393 and 304-90-004G, currently located within the Town of Queen Creek boundaries, into the Rancho Jardines Irrigation District.
  - H. Consideration and possible approval of Resolution 1591-24 approving the development agreement with Queen Creek Acres Limited Partnership, to facilitate the development of approximately 131-acres, generally located at the northeast corner of Meridian and Combs roads and to facilitate the potential land acquisition and development of an approximately 30-acres (net) Town park site located at the southeast corner of Meridian Road and the Queen Creek Wash.

- I. Consideration and possible approval of Resolution 1593-24 approving changes to the financial policies and governing guidance included with the FY 2023-24 Budget and approving the updated Purchasing Policy.
- J. Consideration and possible approval of Resolution 1594-24 approving a Development Agreement between the Town, Pinal County and LG Energy Solution Arizona ESS, Inc., for the development on a 90-acre site located within the corporate limits of Queen Creek, Arizona and owned by LG Energy Solution Arizona, Inc., and authorizing and directing the Mayor, Town Manager, Town Clerk, and Town Attorney to negotiate, finalize and execute the Development Agreement and all other documents and instruments and to take such actions as necessary or appropriate to consummate the transactions contemplated by this Resolution.

**9. 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.

**10. 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 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. Discussion and possible approval of the FY 24-25 Town of Queen Creek Corporate Strategic Plan.

**11. 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 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 Case P23-0109 Madera Retail Center Starbucks Conditional Use Permit, a request by Alex Pitrofsky of Simon CRE for CUP approval to operate a drive-thru coffee restaurant outside of the hours of 6:00am and 10:00pm. The site is generally located approximately 370-feet south of the southeast corner of Queen Creek and Signal Butte roads.

B. Public Hearing and possible action on Ordinance 836-24 Case P24-0044 Subdivision and Zoning Ordinance Text Amendments - Final Plat Approval, a staff initiated text amendment to modify the approval authority over final plat applications from the Town Council to the Development Services Director or designee.

C. Public Hearing and possible action on Ordinance 837-24 Case P24-0043 "Zoning Ordinance and Design Standards Text Amendments - Residential Design Review Approval", a staff initiated text amendment to modify the approval authority over residential design review applications from the Planning Commission to the Planning Administrator.

- 12. 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 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 on the Town's Land Use Assumptions and Infrastructure Improvement Plan Associated with the Development Impact Fee Update.
  - B. Public Hearing and possible action on Ordinance No. 838-24, Case P23-0168 Bosma Farms Rezoning a request to Rezone the subject site from R1-18/PAD (Suburban Residential) to R1-5 (Urban Development) and MDR/PAD (Medium Density Residential) for an approximate 136-acre residential development. The subject site is located north and east of the northeast corner of Combs and Meridian roads.
  - C. Public Hearing and possible action on Ordinance no. 834-24, case P23-0185 Queen Creek Industrial Campus a request to Rezone the subject site from EMP-B (General Industrial District) to EMP-B with a PAD Overlay to allow additional building heights up to 120'. The approximate 240-acre site is located at the southeast corner of Crismon and Germann roads.
  - D. Public Hearing on the Town's FY 2024-25 Final Budget.
- 13. Recess of the Regular Session**

#### **SPECIAL SESSION**

**14. Call to Order of the Special Session:**

**15. Roll Call:**

**16. Final Action:**

- A. Discussion and possible action on Resolution 1592-24 adopting the FY 2024-25 Final Town Budget.

**17. Adjournment of the Special Session:**

**18. Reconvene the Regular Session:**

**19. Adjournment of the Regular Session:**

I, Maria Gonzalez, do hereby certify that I caused to be posted this 7th day of May, the Agenda for the May 15, 2024 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 requiring reasonable accommodations in order to participate should contact the Town Clerk's Office at (480) 358-3000.