



AMENDED AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

September 17, 2025 | 6:30 PM

Notice of Regular Meeting and Possible Executive Session of the Town Council:

Pursuant to A.R.S. §§ 38-431.02 and 38.431.03, notice is hereby given that the Town Council will hold a Regular Meeting at the date and time specified above. The Town Council may vote during the meeting to enter into Executive Session for legal advice and discussion with the Town Attorney(s) regarding any item(s) on the agenda. Please note that Executive Sessions are not open to the public.

The Mayor or presiding officer may modify the order of Agenda Items and/or address items in a sequence deemed appropriate. The Town Council and staff may participate in the meeting in person, telephonically, or electronically. Physical access to the meeting space will be available one-hour prior to the meeting start time.

Public Comment:

Residents may submit public comments for any item listed under the consent agenda, public hearing, and final action. Members of the public may submit comments to the Town Council for items not on the agenda during public comment. All comments for this Town Council meeting can be submitted in person or via email to PublicComment@QueenCreekAZ.gov. Emails received by 5:00 PM the day of the meeting, will be entered into the official record. Comments are limited to one per person, per Agenda Item. Please include your name, address, agenda item and comment of 500 words or less. Comments without identifying name and address will not become part of the written record.

Accessibility:

The Town of Queen Creek is committed to making its public meetings accessible to individuals with disabilities. For special accommodations, please contact the Town Clerk's Office at 480-358-3000 / TownClerk@QueenCreekAZ.gov or the Arizona Relay Service at 7-1-1 at least 72-hours prior to the meeting. Council Meetings are live-streamed and can be viewed at <https://QueenCreekaz.gov/government/watch-town-meetings> by selecting "video" next to the applicable meeting, or by visiting the Town's Ustream account at <https://video.ibm.com/councilmeeting>.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. INVOCATION / MOMENT OF SILENCE** Jesse Baumgartner, Executive Pastor, Generation Church
- 5. CEREMONIAL MATTERS** (*Presentations, Proclamations, Awards, Guest Introductions and Announcements*)
 - A. Constitution Week Recognitions and Proclamation
 - B. Recognition of Queen Creek's Budget Division for GFOA Award
 - C. Proclamation: World Alzheimer's Day (September 21)
 - D. Proclamation: Hispanic Heritage Month

6. COMMITTEE REPORTS

- A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to 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. Mayor's Teen Advisory Committee (September 9)
 - 2. Parks and Recreation Advisory Committee (September 9)

7. PUBLIC COMMENT

- 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 minutes from the August 18, 2025 Mid-Year Strategic Planning Session and September 3, 2025 Regular Session.
 - B. Consideration and possible approval on the appointment of Ashley Baldwin to the Planning Commission for a term beginning September 17, 2025 and ending August 31, 2028.
 - C. Consideration and possible approval to close out the Town Center Fund in FY 24-25; approving the corresponding FY 24-25 transfer budget adjustments from the Town Center Fund to the General Fund in the amount of \$9,600,000 to do so; and moving \$210,000 of expense authority from the Town Center Fund to the General Fund in FY 25-26.
 - D. Consideration and possible approval of spending authority from a contingency account in the amount of \$7,810,030 to reimburse Vestar Arizona XLVI, LLC, pursuant to the Prepayment Agreement for infrastructure installed as defined in the Vineyard Towne Center Development Agreement.
 - E. Consideration and possible approval of the Facility Naming Rights License Agreement for Arena 1 at Horseshoe Park & Equestrian Centre (HPEC).
 - F. Consideration and possible acceptance of a grant from the Arizona Department of Administration in partnership with Adashi, a Versaterm Public Safety company, for the purchase of a Critical Incident Management Suite with necessary hardware, utilizing Arizona State Contract #CTR065363, and a budget adjustment from the grant contingency fund in the amount of \$333,167.
 - G. Consideration and possible approval of an Agreement for the Purchase and Sale of a Lot with Groundwater Rights and Escrow Instructions, Located Within Harquahala Valley, Maricopa County, Arizona and to Authorize the Mayor/Vice Mayor, Town Manager and Town Attorney to Modify, Negotiate, Finalize and Sign all Documents Necessary to Effectuate the Transaction.

9. PUBLIC HEARING CONSENT AGENDA

- A. Public Hearing and possible action on Ordinance 874-25 (1) amending the Queen Creek Zoning Ordinance Articles 1.4 Definitions, 2.2 Planning Division and Planning Administrator, 3.3 Site Plan and Final Subdivision Plat, 4.10 Planned Community District, 4.11 Planned Area Development Overlay District and the Queen Creek Design Standards, Section DS.4 Single-Family Residential Standards, DS.5 Multi-Family Residential Standards, and DS.6 Non-Residential Standards (associated Case P25-0086), (2) amending the Queen Creek Subdivision Ordinance, Section 4.5 Stage 5 – Final Plat and Improvement Plan Approval (3) amending the Queen Creek Town Code Chapter 7 Article 7-6-12 Building Safety Plan Review Fees to establish an expedited Plan Review Fee, and (4) authorizing the Development Services Director to develop and implement policies and procedures to execute expedited building plan review and at-risk grading and drainage permit processes.
- B. Public Hearing and possible action on Ordinance 875-25 Zoning Ordinance Text Amendment - SB1611 Text Amendments (Case P25-0090), a staff-initiated text amendment to the Queen Creek Zoning Ordinance Articles 1.14 Definitions, 5.3 Landscaping Standards, 5.4 Open Space, and 6.8 Large Format Retail as required by the passing of SB1611, which establishes landscaping and open space allowances for subdivisions where groundwater savings credits have been pledged to a certificate of assured water supply, eliminates turf requirements, and requires plants to be from the list published by the Department of Water Resources.

10. PUBLIC HEARINGS

- A. Public Hearing for the Town's biennial development impact fee audit for fiscal years 2022-23 and 2023-24, and approving Resolution 1647-25 accepting the audit report.

11. ADJOURNMENT