



AMENDED AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

November 5, 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**
- 5. CEREMONIAL MATTERS** (*Presentations, Proclamations, Awards, Guest Introductions and Announcements*)
 - A. Proclamation: Epilepsy Awareness Month
 - B. Proclamation: Small Business Saturday
 - C. Recognition of Queen Creek Finance Department for Award in Financial Reporting
 - D. Recognition of the Economic Development Team for receiving the 2025 Golden Prospector Award for the Inaugural Economic Development Report in the Marketing Brochure category by the Arizona Association for Economic Development (AAED).
 - E. LG Energy Solution Community Donation

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. Economic Development Commission (October 22, 2025)
 - 2. Downtown Arts & Placemaking Advisory Committee (October 30, 2025)
 - 3. Queen Creek Cultural Foundation Annual Update

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 October 15, 2025 Regular Session minutes.
- B. Consideration and possible approval to authorize a mid-year Full Time Equivalent (FTE) position for Parks and Recreation Department for a Deputy-Director- Recreation; and authorize a transfer from the Town's contingency fund in the amount of \$248,221 ongoing and \$5,900 one-time costs to the Parks and Recreation personnel budget.
- C. Consideration and possible approval of the Economic Development Commission Work Plan for FY25-26.
- D. Consideration and possible approval of the 2025 Transportation Master Plan, establishing long-range transportation goals, policies, and project priorities to guide future investments and support a safe, efficient, and connected transportation network.
- E. Consideration and possible acceptance of a grant from the US Department of Justice, Office of Community Oriented Policing Services, for the implementation of a De-Escalation and Crisis Response Training Program using advanced Scenario-Based Simulation Technology, and a budget adjustment from the grant contingency fund in the amount of \$321,470.
- F. Consideration and possible approval of a Professional Services Contract with Civic Solutions Partnership, LLC in a total not to exceed amount of \$85,000, for the Economic Development Strategic Plan update.
- G. Consideration and possible approval of an Intergovernmental Agreement (IGA) for a loan between the Town of Queen Creek and the newly incorporated Town of San Tan Valley.
- H. Consideration and possible approval of a seven-year Master Lease Purchase Agreement with Lease Servicing Center, Inc. DBA NCL Government Capital for a CO2 decontamination machine, an advanced turnout gear cleaning system, in an amount not to exceed \$909,423; a seven-year Maintenance and Consumable Supply Agreement with Cool Clean Technologies, LLC for \$406,980, for a total not to exceed amount of \$1,316,403. (Year 1 lease budgeted in FY26)
- I. Consideration and possible approval of a Memorandum of Agreement with Arizona Training Center (AZTC), operated through the Arizona National Guard, for the use of AZTC training facilities and ranges to conduct firearms, tactical, and scenario-based law enforcement training for the Queen Creek Police Department; and authorizing and directing the Town Manager to negotiate, finalize and execute the agreement and all other documents and instruments and to take such actions as necessary or appropriate to finalize and facilitate the agreement.

- J. Consideration and possible approval of FY 24-25 budget adjustments and cash transfers for In-Lieu Property Taxes, Franchise Fees and Return on Investment payments in FY 24-25 for \$7,475,638 from the Public Safety Fund to the Water Operating Fund for the retroactive application of the financial policy; \$340,764 from the Wastewater Operating Budget to the Public Safety Fund for the retroactive application of the financial policy; expense reductions in the Water Operating Fund and revenue reductions of \$1,282,560 in the Public Safety Fund to reflect the revised policy for FY 24-25; and \$164,890 of expense increases in the Wastewater Operating Fund and revenue increases in the Public Safety Fund to reflect the revised policy for FY 24-25.
- K. Consideration and possible approval of \$34.6 million of budget adjustments and cash transfers between funds in accordance with the Town's updated 2024 impact fee study report; depositing \$19.0M to the Infrastructure and Debt Management Reserve in the Operating Budget in FY 24-25; and approving the use of \$2.2M of the Debt Management Reserve in FY 25-26.
- L. Consideration and possible approval of a series of budget adjustments, cash transfers, and accounting entries related to LG Energy Solution Development Agreement to: increase the FY 24-25 revenue budget in the Drainage and Transportation Fund by \$18,651,342 to reflect the Title 42 funding received from the State of Arizona; transfer FY 24-25 expense authority from the Contingency Fund to the General Fund in the amount of \$1,530,209 for the payment of obligations under the Development Agreement; record FY 24-25 budget adjustments and cash transfers in the amount of \$1,097,087 to correct the FY 23-24 debt service payment from the Bond Proceeds Fund for the Series 2023, Subordinate Lien Excise Tax and State-Shared Revenue Obligations; record FY 25-26 budget adjustments to record the debt service payment on the Series 2023, Subordinate Lien Excise Tax and State-Shared Revenue Obligations from the Bond Proceeds Fund; FY 24-25 budget adjustments and cash transfers to correctly record the FY 23-24 \$317,913 utility study costs from the Bond Proceeds Fund; FY 25-26 budget adjustments and cash transfers in the amount of \$432,087 to record utility study costs; and FY 24-25 and FY 25-26 budget adjustments, cash transfers and accounting entries necessary to create an Invested Sinking Fund to defease the \$50M Series 2023, Subordinate Lien Excise Tax and State-Shared Revenue Obligation as of June 30, 2026.
- M. Consideration and possible approval of budget adjustments and transfers of \$45,664,834 from the Fiscal Year 2025-26 Capital Improvement Program carryforward budget to the Town's contingency fund to create budget capacity for the purchase of new water resources.
- N. Consideration and possible approval of FY 25-26 carry-forward budget reallocations of \$11,308,007 million for contracts and purchase orders that have been issued but are not yet complete, and \$4,867,944 million of remaining project budgets that have received previous budget authorization but are not yet committed or under contract, for a total carry-forward reallocation request of \$16,175,951.
- O. Consideration and possible approval of an Amendment #3 to Delegation Resolution #1537-23 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 the construction and completion of the Queen Creek Public Safety Support Facility (CIP Project No. MF019) increasing the total Resolution amount by \$400,000 for a total amended Resolution not to exceed the amount of \$51,721,662 and related budget adjustments totaling \$400,000 from the CIP Contingency.
- P. Consideration and possible approval of Resolution 1645-25 authorizing a FY 24-25 interfund loan in the amount of \$3,000,000 from the General Fund to the Fire Development Impact Fee fund to internally and temporarily finance the construction of certain Fire Department infrastructure; and approve associated FY25-26 budget adjustments.
- Q. Consideration and possible approval of the appointment of Kerry Thomas, Audrey Sullivan, and the re-appointment of Jeff Kramer to the Transportation Advisory Committee for a term beginning November 5, 2025, and ending August 31, 2027.

9. PUBLIC HEARING CONSENT AGENDA

- A. Public Hearing for Case P24-0023 Ocotillo Hawes Annexation, a proposed annexation of an approximately 0.14 acre parcel located generally at the northwest corner of Ocotillo and Hawes roads.
- B. Public Hearing and possible action on Ordinance 877-25, Zoning Ordinance Text Amendments - HB2721 Middle Housing Text Amendments (Case P25-0126). A staff-initiated text amendment to the Queen Creek Zoning Ordinance as required by the passing of HB2721, which requires municipalities to authorize and incorporate into development regulations the development of middle housing, amending Article 1.14 Definitions, Article 4.6 Use Regulations, and Table 4.6-1 Permitted Uses and adding Article 4.15 Middle Housing Overlay District.

10. ITEMS FOR DISCUSSION *(These items are for Town Council discussion only and no action or public comments will be taken.)*

- A. Downtown Update

11. ADJOURNMENT