



AMENDED AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

November 19, 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. 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. Transportation Advisory Committee (November 13, 2025)
 - 2. Parks and Recreation Advisory Committee (November 18, 2025)
 - 3. Mayor's Teen Advisory Committee (November 18, 2025)

6. PUBLIC COMMENT

7. 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 November 5, 2025 Regular Session minutes.
- B. Consideration and possible approval to reappoint Jennifer Robinson to the Queen Creek Local Public Safety Personnel Retirement (PSPRS) Board - Police for a term of four years, commencing November 19, 2025.
- C. Consideration and possible approval of a Permanent Extension of Premises/Patio Permit Liquor Application submitted by Kevin Arnold Kramber on behalf of Queen Creek Olive Mill, 25062 S Meridian Rd, Queen Creek.
- D. Consideration and possible approval of Expenditures over \$75,000 and items that are of Public Policy and Interest, pursuant to Town Purchasing Policy. (FY25/26 Budget Items)
 - 1. Stanley Consultants Inc. - Project Order 03 for additional design services for CIP Project # A0401 Hawes Road Improvement: \$187,352 which includes a 10% contingency. (CIP)
 - 2. Vertech - Well Equipment - Including but not limited to Supervisory Control and Data Acquisition system programming and equipment (SCADA): Additional spending authority of \$500,000. Council previously approved \$750,000 in spending authority on June 5, 2025. The original amount neglected to include the approved and budgeted well site security capital maintenance project. This request will increase spending authority by \$500,000 for a total \$1,250,000. (Utilities)
- E. Consideration and possible approval of a Professional Services Contract with Sisu Global for Engineering Consulting Services in an amount not to exceed \$500,000.
- F. Consideration and possible approval of Ordinance 879-25 San Tan Blvd and Ellsworth Annexation (Case P25-0102), a proposed annexation request of an approximately 5-acre site at the southwest corner of San Tan Blvd and Ellsworth Road.
- G. A CONTINUANCE ON THIS ITEM HAS BEEN REQUESTED TO THE DECEMBER 17, 2025 TOWN COUNCIL MEETING. Consideration and possible approval of Ordinance 881-25 Case P24-0023 Ocotillo and Hawes Annexation, a proposed annexation of approximately 0.14 acres, located at the northwest corner of Ocotillo and Hawes Roads.

8. PUBLIC HEARING CONSENT AGENDA

- A. Public hearing and possible action on Ordinance 878-25, P25-0106 Zoning Ordinance Text Amendment to Design Standards, Section 3 General Design Standards requiring buffering adjacent to utility facilities.
- B. Public hearing for Case P25-0138 SEC Ocotillo and Meridian Annexation, a proposed annexation of two Pinal County parcels, totaling approximately 6.9 acres, located at the southeast corner of Ocotillo and Meridian Roads.

9. PUBLIC HEARINGS

- A. A CONTINUANCE ON THIS ITEM HAS BEEN REQUESTED TO THE DECEMBER 17, 2025 TOWN COUNCIL MEETING. Public Hearing and possible action on Ordinance 882-25, Ocotillo & Hawes P23-0173 Rezone, P24-0071 Site Plan, and P25-0088 Conditional Use Permit, a request by Sean Lake, Pew and Lake PLC, to rezone approximately 2.72 acres from R1-43 Rural Residential to C-2 Commercial and secure Site Plan and Conditional Use Permit approvals on the same project site for the development and operation of a 7,630 square foot funeral home and associated parking. The project site is located at the northwest corner of Ocotillo and Hawes Roads.
- B. Public hearing and possible action on Ordinance 880-25 San Tan Blvd & Ellsworth Rezone (P24-0101) and Site Plan (P24-0103), a request to rezone a 4.2-acre site, located at the southwest corner of San Tan Blvd and Ellsworth Road from R1-43 to C-1 with a PAD Overlay and for site plan approval for an office/medical development with 4 buildings, totaling 30,644 square feet.

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

- A. Presentation and discussion regarding various telecommunication investments and improvements in the Town over the last year.

11. FINAL ACTION

- A. Consideration and possible adoption of Resolution No. 1649-25 authorizing the sale and execution and delivery of certificates of participation not to exceed \$250 million, in one or more series, in a lease-purchase agreement to provide the necessary financing for the acquisition of certain real property with groundwater rights to up to 1.2 million acre feet of water resources; Approving the form and authorizing the execution and delivery of necessary agreements, instruments and documents related to the sale, execution and delivery of the certificates; Delegating authority to the Manager and Deputy Town Manager/Chief Financial Officer of the Town to determine certain matters and terms with respect to the foregoing; Declaring, for purposes of section 1.150 2 of the Federal Treasury Regulations, official intent to be reimbursed in connection with certain capital expenditures; Authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by Resolution No. 1649-25 and ratifying all actions taken to further this resolution; Further authorizing agreements with a Financial Advisor, Special Counsel, Rating Agencies, and other actions necessary to the issuance.
- B. Consideration and possible adoption of Resolution No. 1653-25 authorizing the application for a long-term water augmentation fund loan from the Water Infrastructure Finance Authority of Arizona and the execution and delivery of a loan agreement with respect to such loan; delegating the determination of certain matters relating thereto to the Town Manager and Deputy Town Manager/Chief Finance Officer; providing for the transfer of certain moneys and making certain covenants and agreements with respect thereto; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by such loan agreement and this resolution and ratifying all actions taken to further this resolution.
- C. Consideration and possible adoption of Resolution No. 1650-25 directing the Town Manager to take the necessary actions to evaluate and develop a new, future Water Resource Fee to serve as a dedicated funding source for all water acquisitions necessary to achieve a 100-year water supply.

12. ADJOURNMENT