



AMENDED AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

September 3, 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** Duane Ellsworth American Legion Post 129 Honor Guard
- 4. INVOCATION / MOMENT OF SILENCE** Cliff Dailey, Youth and Young Adults Director, Flatiron Church
- 5. CEREMONIAL MATTERS** (*Presentations, Proclamations, Awards, Guest Introductions and Announcements*)
 - A. Proclamation: Suicide Prevention Awareness Month
 - B. Proclamation: Reconnect Queen Creek Day (September 30)
 - C. Proclamation: QC Neighborly Week (September 5-11)
 - D. Most Influential Women in Arizona for 2025 Award to Doreen Cott, Economic Development Director

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 (August 12)
 - 2. Transportation Advisory Committee (August 14)
 - 3. Downtown Arts & Placemaking Advisory Committee (August 28)

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 August 6, 2025 Regular Session minutes.
- B. Consideration and possible approval of appointment of, and the agreement to employ, Clifford Mattice as the Queen Creek Town Attorney.
- C. Consideration and possible approval on the appointment of Anati Zubia, Gordy Ziebert, Melissa Boillot, Rebecca Martin and reappointment of Lenora Taylor to the Parks and Recreation Advisory Committee (PRAC) for a term beginning September 1, 2025 and ending on August 31, 2027.
- D. Consideration and possible approval of the re-appointments of Bill Neville, Richard Blaiser, and Jeremy Benson to the Board of Adjustment for terms beginning September 1, 2025 and ending August 31, 2028.
- E. Consideration and possible approval of the re-appointment of Spencer Hale to the Planning and Zoning Commission for a term beginning September 1, 2025 and ending August 31, 2028.
- F. 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. Cactus Asphalt - Pinal County Cooperative Contract #234128 for Asphalt Surfacing around the barns at HPEC. \$121,807 which includes a 10% contingency
- G. Consideration and possible approval of a FY 24-25 transfer and budget adjustments of \$4.2M from the Water Fund to the Wastewater Fund to reimburse the Wastewater Fund for reclaimed water projects.
- H. Consideration and possible approval of FY 2024-25 transfers from the Operating Budget to the Wastewater Capacity Fee Fund in the amount of \$15,020,026 and budget adjustments of the same amount; and approval of a FY 25-26 \$2M budget adjustment for a transfer from the Wastewater Capacity Fee Fund to the Operating Budget.
- I. Consideration and possible authorization to create a new Trails Development Impact Fee Fund and make the associated FY 24-25 budget adjustments and accounting entries.

- J. Consideration and possible approval of construction contract 2025-169 with Beusing Corporation for the cleanup of and materials processing within the Meridian Road pit site (CIP Project #WW640) in the amount of \$1,422,387 plus a 10% contingency for a total of \$1,564,626. This is a FY26 budgeted item.
- K. Consideration and possible approval of a Donation Agreement with Taylor Morrison/Arizona, Inc. for the donation of the Ellsworth Ranch well to the Town of Queen Creek and for the purchase of 544.20 groundwater extinguishment credits in an amount not to exceed \$153,714.00.
- L. Consideration and possible approval of the Reimbursement Agreement with Power Road Development Company, LLC, to reimburse for the oversize of wastewater line improvements within Power Road in an amount not to exceed \$314,579.76.
- M. Consideration and possible approval of an agreement with Salt River Project (SRP) for the installation, operation, and maintenance of Landis+Gyr brand radio frequency routers on Town-owned roadway lighting poles which will enable SRP the ability to wirelessly monitor their electrical meters.
- N. Consideration and possible approval of Ordinance 873-25 Case P24-0190 Empire Granger Annexation, a proposed annexation of an approximately 4.4-acre parcel located generally at the southwest corner of Riggs and Signal Butte roads.

9. PUBLIC HEARING CONSENT AGENDA

- A. Consideration and possible recommendation of approval on a new Series 009 Liquor Store License application submitted by Ryan Witner Anderson on behalf of Safeway #209 located at 22983 E Riggs Road, Queen Creek.
- B. Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Teresa Michelle Horn on behalf of Your Pie located at 24950 S 206th Street, Queen Creek.
- C. Public Hearing and possible action on Cases P25-0006 and P25-0046 Tilson Crismon Heights Wireless Communication Facility, a request by Linda Grice (Young Design/Tilson Infrastructure) for site plan and conditional use permit approval to establish and operate a 65-foot tall wireless communication tower for up to three wireless carriers.

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

- A. Presentation: Data Trends Shaping our Future - Maricopa Association of Governments
- B. Presentation: 2025 Transportation Master Plan
- C. Presentation: Dog Park Project

11. ADJOURNMENT