



Agenda
Regular and Possible Executive Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
July 17, 2013
7:00 p.m.

1. Call to Order

2. Roll Call (one or more members of the Council may participate by telephone)

3. Pledge of Allegiance:

4. Invocation:

5. Ceremonial Matters: Presentations, Proclamations, Awards, Guest Introductions and Announcements.

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. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. 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.

C. Town Center Committee – July 10, 2013

7. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a “Request to Speak Card”, located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

8. Consent Calendar: Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

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A. Consideration and possible approval of the June 5, 2013 Work Study and Regular Session Minutes.

B. Consideration and possible approval of the June 19, 2013 Work Study and Regular Session Minutes.

C. Consideration and possible approval of Expenditures over \$25,000:

1. Orange Screen Productions – Town Council filming/broadcast: \$30,000 (Budgeted FY13/14)
2. Arizona Labor Force, Inc. – Temporary labor@ Horseshoe Park: \$70,000 (Budgeted FY13/14)
3. Winners Circle Soil Products – arena stall bedding: \$70,000 (Budgeted FY13/14)
4. Hewlett Packard – lease agreement for PC equipment: \$34,500 (Budgeted FY13/14)
5. Tyler Technologies – MUNIS financial system annual support: \$82,600 (Budgeted FY13/14)
6. NEC – annual maintenance for CISCO equipment: \$48,900 (Budgeted FY13/14)
7. Queen Creek School District – fuel for Town vehicles: \$242,164 (Budgeted FY13/14)
8. Day Auto Supply (NAPA) – fleet maintenance: \$50,000 (Budgeted FY13/14)
9. Brown & Associates – as needed inspection, plan review: \$166,179 (Budgeted FY13/14)
10. Cleanview Sewer Inspections – as needed sewer inspections: \$31,869 (Budgeted FY13/14)
11. Dickinson Wright, PLLC – legal services to Town: \$344,000 (Budgeted FY13/14)
12. Dana Kepner – meters, meter fittings and services for water: \$498,000 (Budgeted FY13/14)
13. AllChem Industries – chlorine for water disinfection: \$49,000 (Budgeted FY13/14)
14. Albert Holler & Associates – sales tax auditor: \$48,000 (Budgeted FY13/14)
15. Weber Water Resources – well repairs: \$54,000 (Budgeted FY13/14)
16. Vertech Industries – SCADA PLC services: \$115,000 (Budgeted FY13/14)
17. Maricopa County – Law enforcement: \$3,391,374 (Budgeted FY13/14)

D. Consideration and possible approval of the purchase of a 2014 Chevrolet dump truck through Arizona State Contract #ADSP013-038803 from Midway Chevrolet in the amount not to exceed \$39,000. *(Authorized in FY13/14 Budget)*

E. Consideration and possible approval of the purchase of a 2013 Bobcat S570 Skid Steer Loader through Arizona State Contract #ADSP013-00002042 from Bobcat Company in an amount not to exceed \$33,100. *(Authorized in FY13/14 Budget)*

F. Consideration and possible approval of the Final Plat for Ocotillo Heights Phase II, a request by D.R. Horton, Inc.

G. Consideration and possible approval of the Map of Dedication for Queen Creek Road right-of-way, a request by LBE Investments Ltd.

H. Consideration and possible approval of the Map of Dedication for Germann Road right-of-way, a request by LBE Investments Ltd.

I. Consideration and possible approval of **DR13-022 “Lennar Homes at Emperor Estates Phase IV West”**, a request by Lennar Homes for approval of five (5) new floor plans with five (5) elevations each to be constructed on the 104 lots in Emperor Estates Phase IV West subdivision located at the northeast corner of Sossaman and Queen Creek Roads.

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J. Consideration and possible approval of **DR13-023 “Cresleigh Homes at Hastings Farms Parcel A”** a request by Cresleigh Homes for approval of three (3) new floor plans with three (3) elevations each to be constructed on the 136 lots in Hastings Farms Subdivision located east of Ellsworth Road and Chandler Heights Road.

K. Consideration and possible approval of a Job Order Contract/Work Order with AJP Electric, Inc., (Contract 2013-027) in the amount not to exceed \$98,542.40 for construction of a new traffic signal at the intersection of Rittenhouse and Cloud Roads. *(Authorized in FY13/14 Budget)*

L. Consideration and possible approval of Amendment #1 to the Intergovernmental Agreement with Arizona Department of Transportation (ADOT) for design and construction of the Queen Creek Wash trail from Desert Mountain Park to Ellsworth Road.

M. Consideration and possible approval of a one-year service contract with up to four (4) one-year renewals, in an amount not to exceed \$24,000 per year, with ClearComm Consulting, LLC, for training and legislative communication. *(Authorized in FY13/14 Budget)*

N. Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council (GPEC) and the Town in the amount of \$10,883 for FY13/14. *(Authorized in FY13/14 Budget)*

O. Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town in the amount of \$110,000 for FY13/14. *(Authorized in FY13/14 Budget)*

P. Consideration and possible approval of an Intergovernmental Agreement for FY13/14 between Maricopa County and the Town in the amount of \$18,066 for the purpose of animal control services. *(Authorized in FY13/14 Budget)*

Q. Consideration and possible approval of an Intergovernmental Agreement for FY13/14 between Maricopa County and the Town in the amount of \$2,012 for the purpose of regional emergency operations management and disaster services. *(Authorized in FY13/14 Budget)*

R. Consideration and possible approval of the following Streetlight Improvement Districts (SLIDS):

1. **SLID #68, No. 2013-001 – La Jara Farms: Resolution 946-13** Intention to Order the purchase of electricity and **Resolution 947-13** Ordering the Improvements for the purchasing of electricity.
2. **SLID #69, No. 2013-002 – Emperor Estates Phase IV West: Resolution 952-13** Intention to Order the purchase of electricity and **Resolution 953-13** Ordering the Improvements for the purchasing of electricity.
3. **SLID #70, No. 2013-003 – Victoria Parcel 10: Resolution 954-13** Intention to Order the purchase of electricity and **Resolution 955-13** Ordering the Improvements for the purchasing of electricity.

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4. **SLID #71, No. 2013-004 – Victoria Parcels 11 & 11A: Resolution 956-13** Intention to Order the purchase of electricity and **Resolution 957-13** Ordering the Improvements for the purchasing of electricity.

S. Consideration and possible approval of **Resolution 958-13** Water Infrastructure Financing Authority (WIFA) Loan Documents and **Resolution 959-13** Series 2013 Purchase Agreement and Series 2013 Obligation Indenture; authorizing the approval of the financing documents for the purchase of the H2O, Inc. Water Utility.

T. Consideration and possible approval of **Ordinance 535-13** setting the primary property tax rate and levy for the Town for FY13/14.

U. Consideration and possible approval of **Ordinance 536-13** setting the secondary property tax levy for Streetlight Improvement Districts (SLIDS) for FY13/14.

PUBLIC HEARINGS: If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

9. Public Hearing and possible action on **Ordinance 537-13/RZ13-019/SP13-020 “Harkins at Queen Creek Marketplace”** a request by Ralph Pew of Pew and Lake PLC, on behalf of VPQCM LLC (Vestar) for rezoning 14.5 acres of land from Planned Area Development with underlying C-2 zoning to a Planned Area Development with underlying TC (Town Center) zoning; site plan approval for a Harkins 14 screen movie theatre and three (3) additional retail and/or restaurant buildings to be added to the Queen Creek Marketplace. The applicant is also requesting an increase to building height to allow for a 60’ spire and allowing exposed neon lighting to the exterior of the Harkins building as architectural lighting. The project is located in the vicinity of the southeast corner of Rittenhouse and Ellsworth Loop Roads in the Queen Creek Marketplace.

FINAL ACTION: If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

10. Discussion and possible action on the request to begin the statutory 60-day public agency comment period for the 2013 Major General Plan Amendment Applications.

ITEMS FOR DISCUSSION: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

11. Discussion and possible direction on the use of banner signs.

12. Quarterly Marketing and website update.

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13. Motion to adjourn to Executive Session: The Council may reconvene the Executive Session for any of the items listed on the Work Study Executive Session Agenda.

14. Adjournment

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Queen Creek Town Council and to general public that the Queen Creek Town Council will hold a meeting open to the public as set forth above.

I, Jennifer F. Robinson, do hereby certify that I caused to be posted this 11th day of July 2013, the Agenda for the July 17, 2013 Regular and Possible Executive Session of the Queen Creek Town Council in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Library; 3) Queen Creek Community Center bulletin board.

Jennifer F. Robinson, MMC

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.