



**\*AGENDA\***

**Regular and Possible Executive Session  
Queen Creek Town Council**

Community Chambers, 20727 E. Civic Parkway  
February 7, 2018  
5:30 PM

*Public Hearings will not be held prior to 7:00 p.m.*

*Pursuant to ARS 38-431.02, notice is hereby given to the members of the Town Council and to the general public that, at this Regular Meeting, the Town Council may vote to go into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) for legal advice on any item listed on the following agenda, pursuant to ARS 38-431-03(A)(3). An Executive Session may be called at any time during the Council Meeting.*

1. **Call to Order:**
2. **Roll Call:** (one or more members of the Council may participate by telephone)
3. **Pledge of Allegiance:**
4. **Invocation/Moment of Silence:**
5. **Motion to Adjourn into Executive Session (to be held in the Ironwood Conference Room in the Community Chambers Building) for the following purposes):**
  - A. Discussion and consultation with the Town's attorney, the Town's representatives, and the Maricopa County Sheriff's Department representatives regarding public safety matters and protocols. A.R.S. 38-431.03(A)(2) & (3)
  - B. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives regarding development agreements with the following: P.R.I.; Amerco; Ironwood Crossing Shopping Center; and Box Canyon. A.R.S. 38-431.03(A)(3) & (4)
  - C. Discussion and consultation with the Town's representative to consider the sale or lease of Town-owned real property located at the northwest corner of Maya and Ellsworth Roads. A.R.S. 38-431.03(A)(7)

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- D. Discussion and consultation with the Town's representatives to consider the Town's position and instruct its representatives regarding acquisition of real property related to the southeast park; San Marquis Park; and right-of-way at the northeast corner of Power and Via del Oro Roads. A.R.S. 38.431.03(A)(7)
- E. Discussion and consultation with the Town's attorney and with the Town's representatives regarding annexations and providing utility services. A.R.S. 38-431.03(A)(3) & (4)
- F. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney representatives to consider the Town's position and instruct its representatives regarding an intergovernmental agreement with Maricopa County for the landfill. A.R.S. 38-431.03(A)(3) & (4)

6. **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 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. (Items that the Council wishes to discuss may be considered under #11).

- A. Consideration and possible approval of the following minutes: December 20, 2017 Regular Session and January 17, 2018 Regular Session.
- B. Consideration and possible approval of Expenditures Over \$25,000. (Budgeted in FY17/18)
  - 1. Econolite - traffic control cabinet: \$45,589
- C. Consideration and possible approval of the "Replat" of Queen Creek Fiesta, a request by Queen Creek Fiesta, LLC.
- D. Consideration and possible approval of a "Replat of Building C" for the Villages Office Suites 3rd Ammendment Condominium Plat, a request by Pathfinder TRF B, LLC.
- E. Consideration and possible approval of the "Final Plat" of Church Farm Parcel G2, a request by William Lyon Homes Inc.
- F. Consideration and possible approval of the "Final Plat" of Amerco Commercial Center, a request by Amerco Real Estate Company.
- G. Consideration and possible approval of the "Map of Dedication" for Cherrywood Drive Phase 3, a request by William Lyon Homes Inc.
- H. Consideration and possible approval of the "Map of Dedication" for Meridian Road South, a request by William Lyon Homes Inc.
- I. Consideration and possible approval of Resolution 1177-18 Modifying Assessment No. 13.02.2.1.1.1.1 for Improvement District No. 001 of the Town of Queen Creek, Arizona.

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- J. Consideration and possible approval of a purchase of fiber data link for Mansel Carter Oasis Park, Field Operations Facilities Complex, and existing well sites from Contractors West, Inc., through Maricopa County Contract #11096-C in the amount not to exceed \$123,86; and necessary budget adjustment.
- K. Consideration and possible approval of an on-call project order with Dibble Engineering in an amount not to exceed \$126,410 for Engineering Services for the design of the Empire Boulevard Water Main; and necessary budget adjustments.
- L. Consideration and possible approval of the purchase agreement with SD Crane (State Contract #ADSPO17-174291) in an amount not to exceed \$48,339 for the construction of mezzanine and foundation refiguring of the Utilities Field Operation Facility Building Project MF005 (this is a budgeted item in FY 17-18).
- M. Consideration and possible approval of a First Amendment to the Professional Services Contract with CH2M Hill Engineers, Inc. for Conceptual Water Resource Strategy Development with an increase contract spending authority not to exceed \$100,000 (this is a budgeted item in FY 17-18).
- N. Consideration and possible approval of a First Amendment to On-Call Professional Services Contract with Kimley-Horn and Associates for roadway improvements and transportation planning and engineering for services on an as-needed basis.
- O. Consideration and possible approval of a Project Order to the on-call contract with EPS Group in an amount not to exceed \$422,374 for engineering design of street, drainage, and utility related improvements for the Signal Butte and Queen Creek Road Intersection. (A1002, Phase 1). This is a budgeted item.
- P. Consideration and possible approval of a contract with the Union Pacific Railroad in an amount not to exceed \$1,423,942 for the Riggs Road from Crismon to Meridian Roads project. This is a budgeted item. (Project # A0510).
- Q. Consideration and possible approval of a Development Agreement with Ellsworth & Queen Creek, LLC for improvements to Ellsworth and Queen Creek Roads Improvements – Phase 2 Capital Improvement Project (CIP Project I0010).
- R. Consideration and possible approval of the pre-annexation development agreement with Fulton Homes to facilitate annexation and continuing development of approximately 601 residential lots located within the Ironwood Crossing Master Planned Community within the Town's planning area and adjacent to the Town limits.
- S. Consideration and possible approval of the pre-annexation and development agreement between the Town and CBDG Ironwood LLC to facilitate annexation and continuing development of approximately 19 acres generally located at the northwest corner of Ironwood Road and Ocotillo Road.

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- T. Consideration and possible approval of the pre-annexation and development agreement between the Town and Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints to facilitate annexation and development of approximately 530 acres generally located at the northwest corner of Ironwood and Pima Roads, to provide for and ensure orderly and quality growth in the Town consistent with the Town's General Plan.
- U. Consideration and possible approval of the First Amendment to the Pre-Annexation and Development Agreement dated May 19, 2017 with AMERCO Real Estate Company for the development of approximately 35 acres located at the southeast corner of Empire and Ellsworth Roads.
- V. Consideration and possible approval of a contract amendment and Guaranteed Maximum Price (GMP) to a Construction Manager at Risk (CMAR) Services Contract with Hunter Contracting Company, Inc. in an amount not to exceed \$5,117,239 for Ellsworth Road and Queen Creek Road Intersection Improvements - Phase 2,(CIP 10010), and Queen Creek-Ellsworth to Signal Butte (CIP A1002) and the necessary budget adjustments.
- W. Consideration and possible approval of a Special Event Liquor License for the Arizona Horseman's Challenge at Horseshoe Park and Equestrian Centre May 11-13, 2018.
- X. Consideration and possible approval of a Special Event Liquor License for Roots N Boots Queen Creek at Horseshoe Park and Equestrian Centre March 15-18, 2018.

**7. Items for Discussion:** These items are for Council discussion only and no action will be taken. In general, no public comment will be taken. Depending on time remaining, the Council may carryover any discussion agenda item to #15.

- A. Presentation by Maricopa County Recorder Adrian Fontes and Election staff on upcoming elections; vote/ballot centers and ballot-by-mail elections.

**8. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**

- A. Proclamation - Roots N' Boots Week
- B. Proclamation - Go Red For Women Month
- C. Recognition of Dereck Guenther, Horseshoe Park & Equestrian Centre employee for his deployment to the Middle East.
- D. Eagle Scout Recognition - Jayden Clement
- E. Eagle Scout Recognition - Danny Farar

**9. Public Comments:** 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 Community Chambers and turn it in

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to the Town Clerk prior to the beginning of the meeting. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. There is a time limit of three (3) minutes for each speaker.

**10. 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. Committee and outside agency reports (only as scheduled)

1. Economic Development Commission - January 24, 2018

**11. Carryover Consent Agenda Items:** Any Consent Agenda item that was pulled for a separate discussion and vote will be heard at this time.

**12. Public Hearings Consent Agenda:** Prior to consideration of the Public Hearings 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 comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.

- A. Public Hearing and possible approval of Ordinance 655-18 (Case P18-0005) "Small Cell Wireless", a staff-initiated request to amend Section 6.9 of the Zoning Ordinance, "Wireless Communications", including new provisions related to small wireless facilities; and, an amendment to Town Code Chapter 16 "Utilities" including new provisions related to small wireless facilities and rates and fees for the use of the public right-of-way and Town structures.

**13. 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.

*None.*

**14. 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.

*None.*

**15. Items for Discussion:** These items are for Council discussion only and no action will be taken. In general, no public comment will be taken. Any agenda items listed for discussion under #7 and were postponed may also be discussed at this time.

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**16. Motion to Adjourn to Executive Session** The Council may reconvene the Executive Session for any of the items listed on the Executive Session Agenda.

**17. 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 Robinson, do hereby certify that I caused to be posted this 29th day of January 2018 the Agenda for the February 7, 2018 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.

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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.