



**AMENDED AGENDA**  
**Regular and Possible Executive Session**  
**and**  
**Special Session**  
**Queen Creek Town Council**  
Community Chambers, 20727 E. Civic Parkway  
April 18, 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 for legal advice and with the Town's attorney and representatives to consider the Town's position regarding a possible public/private partnership for the Queen Creek Sports Complex (East Park). A.R.S. 38-431.03(A)(3) & (4)
  - B. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives to consider the Town's position and instruct its representatives regarding an intergovernmental agreement with the City of Mesa and Town of Gilbert for the Greenfield Water Reclamation Plant. A.R.S. 38-431.03(A)(3) & (4)
  - C. 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)

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- D. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and representatives regarding a possible development agreement with HD Management. A.R.S. 38-431.03(A)(3) & (4)
- E. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorneys to consider the Town's position and instruct its attorneys regarding pending lawsuit - Johnson Utilities vs. Town of Queen Creek. 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 representatives regarding the Arizona Corporation Commission actions related to Johnson Utilities. 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 Expenditures Over \$25,000. (FY 18 Budgeted Item)
  - 1. ICM Document Solutions - document scanning services: \$33,000
  - 2. Events by Image - broadcasting/filming services: \$55,000
  - 3. Kelco - valve installation: \$92,646
  - 4. Southwest Waterworks - well maintenance services: \$670,000
  - 5. Phoenix Pumps - utility pumps: \$50,000
  - 6. Instrumentation and Controls - well equipment: \$42,725
  - 7. Dana Kepner - meters & accessories: \$200,000
- B. Consideration and possible approval of the Special Event Liquor License for Vintage & Vino to be held at Horseshoe Park and Equestrian Centre on May 18 and 19, 2018.
- C. Consideration and possible approval of a five-year contract with Daikin Applied Americans Inc. in an amount not to exceed \$81,580 for chiller maintenance at the Municipal Services Building and the Library facility. (FY 2018/19 budgeted item)
- D. Consideration and possible approval of a Professional Services Contract with Atek Engineering Consultants, LLC, in an amount not to exceed \$149,300 for the Quality Assurance Material Testing associated with the Riggs Road Improvements, Crismon Road to Meridian Road, (CIP A0510, A0306, WA067/WA156, and WW060) and the necessary budget adjustments.
- E. Consideration and possible approval of a Cooperative Purchase Agreement through the City of Peoria with B&F Contracting and two Job Orders for the construction of the Sossaman Water Main (WA027) and the Signal Butte Road Water Main and Irrigation Pipe (WA158) in a total amount not to exceed \$597,999; and the necessary budget adjustments.

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- F. Consideration and possible approval of the Fifth Amendment to the Town's agreement with Right Away Disposal (RAD) for Residential Waste Services, Town Facility Services, Neighborhood Recycling Drop-Off Site Services, Special Events Services and Self-Haul Services, extending the term for one year, from July 1, 2018 through June 30, 2019, and making minor changes as reflected in the Amendment, not to exceed \$1,800,000. (FY18/19 budgeted item)
- G. Consideration and possible approval of a power distribution easement to be granted to Salt River Project (SRP) at Sonoqui Wash from Ellsworth Road to Crismon Road for the offered price of \$20,524 to be paid by SRP for the Sonoqui Wash Phase IIB Project (A0510).
- H. Consideration and possible approval of an Intergovernmental Agreement with the City of Mesa and the Town of Gilbert for the operation and expansion of the Greenfield Water Reclamation Plant, a letter of intent establishing a framework for additional IGA language regarding allowable uses of the Greenfield Water Reclamation Plant buffer areas, and approval for the Mayor to sign said documents with minor changes as approved by the parties.
- I. Consideration and possible approval of Resolution 1212-18 of the Mayor and Common Council of the Town of Queen Creek, Arizona, authorizing a purchase agreement with Union Pacific Railroad (formerly known as Southern Pacific Railroad), in the amount not to exceed \$475,000 (including closing and other associated costs) for property located on Rittenhouse Road north of Riggs Road (also known as Assessor's Parcel Number 304-92-970) for the Rittenhouse Road – Village Loop Road to Alliance Lumber project. (CIP project # A0306) and the necessary budget adjustments.
- J. Consideration and possible approval of Resolution 1215-18 of the Mayor and Common Council of the Town of Queen Creek, Arizona, authorizing the purchase agreement with Hugo Villar and Silvia Rodriguez, in the amount not to exceed \$39,000 (including closing and other associated costs) for property located at Sossaman Road and Appleby Road, also known as a portion of Assessor's Parcel Numbers 304-68-003F for the Mansel Carter Oasis Park/Sossaman Road (Project # A1803). (FY 17/18 budgeted item)

**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 agenda item listed prior to the scheduled recess to the reconvened meeting that begins at 7:00p.m.

- A. Presentation and discussion on recommendations regarding best practices review and related utility customer service organizational structure.
- B. Presentation on the importance of north/south roadway connections to State Route 24.
- C. Presentation and discussion regarding financing the proposed Parks and Recreation Master Plan.

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

- A. Recognition of Queen Creek resident Christopher Whitmeyer for receiving the AZ Central 18 Under 18 designation.
- B. Proclamation - Week of the Young Child

**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 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)

- A. Parks & Recreation Advisory Committee - April 10, 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.

*None.*

**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.

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1. Public Hearing and possible action on Case P17-0149 “West Park Estates”, a request from Sean Lake, Pew and Lake, to rezone from R1-43 to R1-7, R1-12 and R1-18/Planned Area Development (PAD) for 120 lots on approximately 51 acres located at the northeast and northwest corners of the 196th Street alignment and Ocotillo Road. A continuance to May 2, 2018 is requested.
2. Discussion and Possible Action on, Ordinance 658-18, (Case P17-0127) “Harvest Queen Creek” (formerly Meridian Crossing), a request from Mike Cronin, TerraWest Communities, for a PAD zoning amendment to revise the previously approved Development Plan (Case RZ16-046 with R1-5/PAD zoning) for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).
3. Public Hearing on the Alternative Expenditure Limitation/Home Rule option.

**The Regular Session will be recessed or adjourned after this Public Hearing and a Special Session will be held.**

**1. Call to Order of the Special Session:**

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

**3. 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.

1. Discussion and possible action on Resolution 1213-18 proposing an alternative expenditure limitation and submitting the question to the voters of the Town of Queen Creek at the August 28, 2018 Primary Election.

**4. Adjournment of the Special Session:**

**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 prior to the scheduled recesses and were postponed will 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 17th day of April 2018 the Amended Agenda for the April 18, 2018 Regular, Possible Executive and Special 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.