



AGENDA

**Regular and Possible Executive Session
Queen Creek Town Council**
Community Chambers, 20727 E. Civic Parkway
June 5, 2019
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 at any time during the Council Meeting 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).

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. **Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**
 - A. Recognition of MCSO District 6 Deputy David Callahan, Deputy Joshua Bradbury and Deputy Chad Marr for receiving lifesaving awards.
 - B. Recognition of Representative David Cook, District 8 for representing the Town of Queen Creek during the 2019 Legislative Session.
 - C. Proclamation: Dust Awareness Week
 - D. Proclamation: Monsoon Awareness Week
 - E. Proclamation: Establishing the Complete Count Committee for Census 2020
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

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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 - May 22, 2019

7. 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.

8. 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 representatives regarding the Arizona Corporation Commission actions related to Johnson Utilities. 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 attorney and representatives to consider the Town's position and instruct its attorneys regarding the pending lawsuit(s): Johnson Utilities vs. Town of Queen Creek. 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)
- D. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding a possible water infrastructure reimbursement for the Parks subdivision. A.R.S. 38-431.03(A)(3) & (4)
- E. Discussion and consideration of the Town Manager's evaluation. A.R.S. 38-431.03(A)(1)

9. 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.

A. Consideration and possible approval of the March 20, 2019; April 3, 2019; April 17, 2019 and May 1, 2019 Regular Session Minutes.

B. Consideration and possible approval of Expenditures Over \$25,000. (FY 19 & 20 Budgeted Item)

Fiscal Year 2018-19:

- 1. Mobile Mini - Workspace Unit: \$32,521 (Public Works/HURF)
- 2. MR Tanner Construction - Asphalt Maintenance: \$473,000 (Public Works/HURF)
- 3. Interim Public Management, LLC - Temporary Personnel Services: \$83,746 (Finance)

Fiscal Year 2019-20:

- 1. ACRO - Town-Wide Temporary Service: \$246,000 (Town -Wide)
- 2. Dickinson Wright - Legal Services: \$1,079,000 (Town-Wide)

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3. Makinen Professional Services - Public Outreach Services: \$150,000 (Town-Wide)
4. Queen Creek Unified School District - Town-Wide Fuel Purchases: \$310,300 (Town-Wide)
5. Verizon Communications - Cellular Services: \$139,600 (Town-Wide)
6. Blank Canvas, Complete Print Shop - Printing Services: \$86,000 (Communications, Marketing & Recreation)
7. Blank Canvas, FastSigns - Signage Services: \$62,500 (Communications, Marketing & Recreation)
8. Shaila Abdullah, LP&G, Esser - Graphic Design Services: \$95,000 (Communications, Marketing & Recreation)
9. Visit Mesa - Tourism Partnership Contract: \$36,000 (Communications, Marketing & Recreation)
10. Bureau Veritas North America; Brown and Associates; Shums Coda Associates; AZ Code Consultants - Building Plan Review and Inspection Services: \$100,000 (Development Services)
11. Winner's Circle - Bedding/Shaving Contract: \$95,000 (Economic Development/HPEC)
12. Al Holler - Tax Audit Services: \$50,000 (Finance)
13. Public Trust Advisors, LLC - Investment Management Services: \$36,000 (Finance)
14. Bound Tree - Medical Equipment & Supplies: \$55,176 (Fire & Medical)
15. City of Mesa - Fire Dispatch Services: \$128,755 (Fire & Medical)
16. L.N. Curtis - Personal Protective Equip and Firefighting Equip & Supplies: \$56,000 (Fire & Medical)
17. Supreme Oil Company - Fire Fleet Fueling: \$59,000 (Fire & Medical)
18. United Fire - Fire Uniforms: \$43,600 (Fire & Medical)
19. Burns & McDonnell - Professional Services for Stormwater & Solid Waste: \$40,000 (Public Works)
20. C&S Sweeping - Street Sweeping Services: \$150,000 (Public Works)
21. Contractors West - Traffic Signal/ITS Maintenance: \$30,000 (Public Works)
22. Daikin Applied Americas/McQuay International - Chiller Unit Repair & Maintenance: \$55,800 (Public Works)
23. Day Auto Supply/NAPA - Vehicle Maintenance Parts/Supplies: \$30,000 (Public Works)
24. Econolite - Traffic Signal Equipment/Maintenance: \$90,000 (Public Works)
25. PBC Phoenix, Inc. - Custodial Services: \$250,000 (Public Works)
26. Sonoran Stabilization Inc. - Dust Control Stabilizer: \$30,000 (Public Works)
27. T-Mobile - GPS Tracking Service: \$26,000 (Public Works)
28. Target Specialty Products - Weed Chemical Supplies: \$27,000 (Public Works)
29. Toter - Trash & Recycle Cart Purchases: \$200,000 (Public Works)
30. Wist Office Products - Office Furniture: \$50,000 (Public Works)
31. MR Tanner Construction - Asphalt/Pavement Repairs: \$630,000 (Public Works/HURF)
32. Crafcoc Inc. - Crack Seal Material: \$50,000 (Public Works/HURF)
33. Franklin Striping, Inc. - Pavement Markings: \$100,000 (Public Works/HURF)
34. Southwest Slurry - Pavement Preservation: \$200,000 (Public Works/HURF)
35. Kutak Rock - Government Relations Services: \$60,000 (Town Manager)
36. Maricopa County - Animal Control Services: \$25,788 (Town Manager)
37. AllChem - Water Quality and Safety Chemicals: \$188,800 (Utilities)
38. Blue Locker Commercial Diving Service - Well Maintenance and Repairs: \$45,000 (Utilities)
39. Core and Main - Water Distribution Parts: \$500,000 (Utilities)
40. Ferguson - Water Distribution Parts: \$500,000 (Utilities)
41. Fortiline - Water Distribution Parts: \$250,000 (Utilities)
42. Phoenix Pumps - Utility Pumps: \$100,000 (Utilities)
43. Dana Kepner - Meters, Meter Fittings and Service for Water: \$1,633,000 (Utilities)
44. Empire - Heavy Equipment Rental Services: \$150,000 (Utilities)
45. Instrumentation & Controls - Well Equipment: \$100,000 (Utilities)

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46. Kemira - Wastewater Treatment Chemicals: \$50,000 (Utilities)
 47. MISCO - Well Equipment: \$100,000 (Utilities)
 48. Romo Irrigation - Irrigation Services: \$140,000 (Utilities)
 49. Southwest Waterworks - Well Maintenance & Repairs: \$550,000 (Utilities)
 50. Valleywide Generator Service - Generator Maintenance Service and Repairs (Utilities)
 51. Western Oilfields (dba Rain for Rent) - Pump Rental Equipment Services: \$50,000 (Utilities)
 52. Roadrunner Paving - Paving & Asphalt Maintenance: \$150,000 (Utilities and Public Works)
 53. Swain Electric - Electrical Services: \$460,000 (Utilities & Public Works)
 54. Cleanview Sewer Inspection LLC - Sewer and Storm Drain Video Inspection Services: \$75,000 (Utilities, Public Works & Development Services)
 55. Accela - Annual Support for Accela Civic Platform: \$200,000 (Workforce Technology)
 56. Cartegraph - Annual Support for Streets & Storm Water Asset Tracking System: \$85,000 (Workforce Technology)
 57. CDWG - Microsoft Enterprise Licensing Renewal; Office 365: \$115,000 (Workforce Technology)
 58. Citrix - Annual Support and Maintenance for Virtual Desktop Appliance: \$40,000 (Workforce Technology)
 59. Compunet - Conference Room Remodel: \$400,000 (Workforce Technology)
 60. DITO - Annual Google Licensing Renewal: \$50,000 (Workforce Technology)
 61. E-Plan - Annual Maintenance: \$70,000 (Workforce Technology)
 62. Events By Image - Broadcast/Filming Services: \$35,000 (Workforce Technology)
 63. Granicus - Annual Software Support: \$40,100 (Workforce Technology)
 64. Keenology - Annual licensing fee for CIP Manager Software Maintenance: \$55,000 (Workforce Technology)
 65. Sentinel - Annual Maintenance Agreement for Cisco Equipment: \$125,000 (Workforce Technology)
 66. SHI - Annual Software Support Fees for Network and Security: \$50,000 (Workforce Technology)
 67. Thin Client - Technical/Consulting Services: \$165,000 (Workforce Technology)
 68. Tyler Technology - Annual Financial System (MUNIS) Support Renewal: \$175,000
 69. Valley Schools Management Group - Healthcare Services for Town Employees: \$4,400,000 (Workforce Technology)
- Vehicles/Equipment:
70. Balar - Vac Truck: \$571,000 (Utilities)
 71. Courtesy Chevrolet - Vehicles: \$640,500 (Publics Works, HURF, Utilities, Development Services, & Fire)
 72. Empire Southwest, LLC - Backhoe: \$157,000 (Utilities)
 73. Larry H. Miller Toyota - Toyota Pre-Runner Vehicle: \$35,500 (Utilities)
 74. RDO - Tractor: \$110,000 (Public Works)
 75. RWC - Dump Truck: \$147,000 (Economic Development/HPEC)
 76. Sanderson Ford - Bucket Truck & Vehicle: \$195,000 (Public Works)

- C. Consideration and possible approval of the "Final Plat" of Pecan Lake, a request by Lonnie C. and Debbie R. McCleeve Revocable Trust.
- D. Consideration and possible approval of the "Final Plat" of Ranchos Legante, a request by Toll Brothers AZ Construction Company.
- E. Consideration and possible approval of the appointment of David Gillette to the Board of Adjustment.

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- F. Consideration and possible approval of an agreement for law enforcement services with Maricopa County Sheriff's Office in the amount of \$7,406,001 for Fiscal Year 2018/19 to increase service to 5.4 beats and \$8,591,486 for Fiscal Year 2019/20 to increase service to six beats. (Budgeted in FY18/19 and FY19/20)
- G. Consideration and possible approval of the Second Amendment to the Intergovernmental Agreement with the Queen Creek Unified School District for the school resource officer.
- H. Consideration and possible approval of a contract with SD Crane Builders, Inc in the amount not to exceed \$96,400 for covered parking and landscaping at the Law Enforcement Building. (Budgeted in FY 2018/19)
- I. Consideration and possible approval of a Cooperative Purchase Agreement with ICM Document Solutions for the upgrade of the existing ViewCenter software, including data migration, document scanning, user licensing, and cloud storage for the budgeted amount of \$35,000. This solution will include an annual Enterprise License and Storage agreement starting at year two (2) and renewable on an annual basis. (FY 19-20 budgeted item)
- J. Consideration and possible approval of a Professional Services Contract with the Center for Public Safety Management, LLC., in an amount not to exceed \$54,750 to complete an analysis of fire and emergency medical services for the Town of Queen Creek's Fire Department creating a Standard of Cover document and updating the overall public safety master plan. (Budgeted in FY19/20)
- K. Consideration and possible approval of a Cooperative Purchase Agreement with Sentinel Technologies, Inc for the purchase of services and equipment in the amount of \$149,951 to facilitate real-time monitoring, alerting, and management of critical systems. This solution will include an annual software maintenance agreement with Sentinel Technologies, Inc., renewable on an annual basis. (FY 18-19, and 19-20 budgeted items)
- L. Consideration and possible approval of the annual renewal of the Intergovernmental Agreement with the Town of Gilbert for fire support services (FY19/20 budgeted item)
- M. Consideration and possible approval of expenditure authority for the issuance of reimbursements for impact fee overpayments in the amount of \$351,156, and related budget adjustments.
- N. Consideration and possible approval of a First Amendment to Town Contract #2015-031 with CliftonLarsonAllen LLP for auditing services in the amount of \$60,000 (budgeted in FY2020), and authorizing the Mayor and Finance Director to sign the Audit Engagement Letters for the Town's fiscal year 2018-19 financial audit.
- O. Consideration and possible approval of Resolution 1266-19 designating the Town's Finance Director as the Chief Fiscal Officer (CFO) for purposes of submitting the Town's Annual Expenditure Limitation Report to the Auditor General for fiscal years 2018-19 and 2019-20.
- P. Consideration and possible approval of an Intergovernmental Agreement between the Town of Queen Creek and the Arizona Department of Revenue regarding the uniform administration, licensing, collection, and auditing of transaction privilege tax, use tax, severance tax, jet fuel excise and use tax and rental occupancy taxes imposed by the State and/or the Town.
- Q. Consideration and possible approve of an intergovernmental agreement between the Towns of Gilbert and Queen Creek regarding the establishment of a reclaimed water storage agreement and authorizing the Mayor to execute the required documents.

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- R. Consideration and possible approval of a Construction Services Contract with Scholz Contracting, LLC in an amount not to exceed \$1,400,733 for the construction of water and sewer lines along Signal Butte Road: Queen Creek Road to Germann Road (WW076, WW087 WA161); and necessary budget adjustments.
- S. Consideration and possible approval of a Cooperative Purchase Agreement with Ace Asphalt in an amount not to exceed \$40,000 for parking lot repairs and maintenance. (This is a FY2019 budgeted Item)
- T. Consideration and possible approval of the Uniform Video Service License Agreement and Affidavit.
- U. Consideration and possible approval of an Intergovernmental Agreement (IGA) with Maricopa County for the Exchange of Services (ENTENTE).
- V. Consideration and possible approval of an Intergovernmental Agreement with Maricopa County and the Town of Gilbert in the amount of \$5,694,124 for improvements to Chandler Heights Road from 600' west of Power Road to Recker Road (Project A0604), and, authorize the Town Manager to approve related change orders as approved by Maricopa County and the Town of Gilbert (this project is solely funded by Maricopa County and the Town of Gilbert).
- W. Consideration and possible approval of Resolution 1263-19 updating the Town's Pension Funding Policy and authorizing the necessary budget adjustments and accounting transactions.
- X. Consideration and possible approval of Resolution 1265-19 of the Mayor and Common Council of the Town of Queen Creek, Arizona, Approving and Authorizing the Town Manager and/or Department Director(s) to sign certain contracts and/or Agreements (effective July 1, 2020) for the complete delivery of the Queen Creek and Signal Butte Intersection Improvement Project (Projects A1002 & A0801) in the amount of \$8,174,000 million (FY 2020 Budget)
- Y. Consideration and possible approval of Resolution 1267-19 the Mayor and Common Council of the Town of Queen Creek, Arizona authorizing and directing the Town Manager, and/or Public Works Department Director to take any and all action necessary; and to sign any and all documents, contracts or agreements related to construction and completion of the Landfill Park Decomposed Granite/Overflow Parking lot Project # P0630 not to exceed \$766,348 (This project is fully funded by a grant from Maricopa County).
- Z. Consideration and possible approval of Resolution 1269-19 of the Mayor and Common Council of the Town of Queen Creek, Arizona, further clarifying and affirming the Town's support for the preferred routing of the North-South Freeway Corridor as detailed in the Pinal Regional Transportation Plan approved by the voters of Pinal County, Arizona.
- AA. Consideration and possible approval of a Project Order for TY LIN in the amount not to exceed \$53,061 for a Drainage Study. (Project D0004 – FY 2019/20 Budget)
- AB. Consideration and possible approval of a three (3) year service agreement with the Boys and Girls Club of the East Valley for community recreation services in the amount of \$50,000 annually and the use of two (2) rooms of the Founders' Park Community Center and old Youth Center, with two (2) optional one year renewals. (FY19-20 budgeted item)
- AC. Consideration and possible approval of the Service and License Agreement between the Queen Creek Chamber of Commerce and the Town of Queen Creek in the amount of \$75,000 for fiscal year 2019-2020.

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AD. Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town of Queen Creek in the amount of \$135,000 for fiscal year 2019-2020.

10. Items for Discussion: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

- A. Presentation and discussion on permitting liquor/beer/wine consumption during Mansel Park peninsula rentals and adult sports leagues.
- B. Discussion on Central Arizona Groundwater Replenishment District (CAGR) groundwater 2019-20 preliminary results and communication plan.

11. Public Hearing Consent Agenda: Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote. If you wish to speak to the Council on an item listed on the Public Hearing Consent Agenda, 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.

- A. Public Hearing and possible approval of Conditional Use Permit P18-0257 and Site Plan P19-0002 for Valvoline Instant Oil Change, a request by Jeffrey Lonchor (CESO, Inc.) to allow construction of a new 2,077 square foot drive-thru Valvoline Instant Oil Change facility on a 1-acre parcel within the Shops at Terravella development, located east of the northeast corner of Ellsworth and Queen Creek Roads.
- B. Public Hearing on "Rittenhouse and Sossaman Annexation" (Case P18-0171), a proposed annexation of one parcel totaling approximately 10 acres, located approximately 657 feet east of the southeast corner of Rittenhouse and Sossaman Roads.

12. 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.

- A. Public Hearing on the Town's Land Use Assumptions and Infrastructure Improvement Plan report for impact fees.

13. 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.

- A. Discussion and possible action on Ordinance 694-19 to fix, levy and assess the Town's Primary Property Tax for FY 2019/20.
- B. Discussion and possible action on Ordinance 695-19 setting the secondary property tax levy for Streetlight Improvement Districts (SLID) for FY 2019/20 at \$560,943.

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- C. Discussion and possible action on Resolution 1249-19 releasing \$6.5M WIFA loan reserves; Resolution 1259-19 paying off \$20.8M outstanding wastewater loan; Ordinance 700-19 reducing water and wastewater capacity fees; Resolution 1261-19 adopting a Treated Wastewater Effluent Purchase Policy; Resolution 1270-19 increasing water and wastewater reserves; and Ordinance 701-19 reducing monthly wastewater rates.
- D. Consideration and possible approval and adoption of Resolution 1268-19 authorizing the Town Manager and/or Department Director to sign certain contracts and/or agreements for the construction of an arena cover building and associated site improvements at Horseshoe Park and Equestrian Centre, and necessary budget adjustments. (Project #HP150)

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 Robinson, do hereby certify that I caused to be posted this 28th day of May 2019 the Agenda for the June 5, 2019 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.