



AMENDED AGENDA

Regular Session Queen Creek Town Council

Community Chambers, 20727 E. Civic Parkway

May 20, 2020

6:30 PM

Following the recommendations from the Center for Diseases Control and Prevention (CDC), to avoid gatherings of 10 or more people, as well as federal and state emergency declarations related to COVID-19, Queen Creek Town Council meeting physical attendance in the Council Chambers will be limited to members of the Town Council and necessary staff only. Some or all members of the Town Council and staff may attend electronically and/or by telephone.

Public access to the Town Council meeting is available online at QueenCreek.org/WatchMeetings. Submit Public Comments (Item 7) to the Town Council by sending an email to PublicComment@queencreek.org by 6:30 p.m. on May 20, 2020; Address the Town Council on any of the items on the Public Hearing Consent Agenda (Item 10) and Public Hearing (Item 11) by sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.

Pursuant to A.R.S. §§ 38-431.02 and 38-431.03, notice is hereby given to the members of the Town Council and 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 A.R.S. § 38-431.03(A)(3).

The Mayor or other presiding officer at the meeting may change the order of Agenda Items and/or take items on the Agenda in an order they determine is appropriate.

1. Call to Order:
2. Roll Call: (Members of the Town Council may attend electronically and/or telephonically)
3. Pledge of Allegiance:

4. Invocation/Moment of Silence:

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

A. None.

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. Committee and outside agency reports (only as scheduled)

1. Budget Committee Report

7. Public Comments: *Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please address the Town Council by sending an email to PublicComment@queencreek.org by 6:30 p.m. on May 20, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

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 April 1, 2020 and April 15, 2020 Regular Session Minutes.

B. Consideration and possible approval of a five-year contract with Heinfeld, Meech & Co., P.C., for impact fee auditing services in the amount of \$83,650.

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- C. Consideration and possible approval of a five-year contract with CliftonLarsonAllen LLP for auditing services in the amount of \$315,000, and authorizing the Mayor and Town Manager to sign the Audit Engagement Letters for the Town's fiscal year 2019-20 financial audit.
- D. Consideration and possible approval of the "Final Plats" for Harvest Queen Creek Parcels 2-1 thru 2-3 and 3-1 thru 3-3, a request by Harvest QC LLC.
- E. Consideration and possible approval of the Final Plat for Town Parcel at Signal Butte, a parcel of Town-owned land on the northeast corner of Signal Butte Road and Queen Creek Road dedicating public street rights-of-way, utility, drainage and irrigation easements and land parcels pertaining to the construction of Fire Station No. 4 (CIP MF007) and Queen Creek Road and Signal Butte Road intersection improvements (CIP A1002) in an amount not to exceed \$4,650. (FY2020 Budgeted Item)
- F. Consideration and possible approval of Resolution 1341-20 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 year 2020-21.
- G. Consideration and possible approval of Resolution 1333-20 creating Street Light Improvement District Number 106, (No. 2020-004 for Harvest Queen Creek Parcel 1-1); Resolution 1334-20 creating Street Light Improvement District Number 107, (No. 2020-005 for Harvest Queen Creek Parcel 1-2); Resolution 1335-20 creating Street Light Improvement District Number 108, (No. 2020-006 for Harvest Queen Creek Parcel 1-3); Resolution 1336-20 creating Street Light Improvement District Number 109, (No. 2020-007 for Harvest Queen Creek Parcel 1-4); Resolution 1337-20 creating Street Light Improvement District Number 110, (No. 2020-008 for Harvest Queen Creek Parcel 1-5); Resolution 1338-20 creating Street Light Improvement District Number 111, (No. 2020-009 for Harvest Queen Creek Parcel 1-6); and Resolution 1339-20 creating Street Light Improvement District Number 112, (No. 2020-010 for Harvest Queen Creek Parcel 1-7).
- H. Discussion and possible approval of Resolution 1325-20 creating Street Light Improvement District Number 105, (No. 2020-001 for Church Farm Parcel H); Resolution 1326-20 creating Street Light Improvement District Number 118, (No. 2020-002 for Church Farm Parcel F2); and Resolution 1327-20 creating Street Light Improvement District Number 119, (No. 2020-003 for Church Farm Parcel F3).
- I. Discussion and possible approval of Ordinance 727-20, Case P19-0218 Schnepf Farms Annexation, a proposed annexation of multiple parcels totaling approximately 99 acres, located at the northwest corner of Riggs and Rittenhouse roads.

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- J. Discussion and possible approval of Ordinance 729-20, Case P18-0122 Empire Point, a proposed annexation of multiple parcels totaling approximately 195 acres, located at the northwest corner of Empire Boulevard and Gary Road.

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

- A. None.

10. 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. Please address the Town Council on any of the items on the Public Hearing Consent Agenda by sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

- A. Public Hearing and possible approval of P19-0162/P19-0235 Fry's Fuel Station Conditional Use Permit and Site Plan, a request from Alan Beaudoin of Norris Design for Conditional Use Permit and Site Plan approval for a fuel station and convenience store located in the future Fry's Marketplace commercial center at the northeast corner of Ellsworth and Riggs roads.

11. Public Hearings: *If you wish to speak to the Town Council on any of the items listed as a Public Hearing, please address the Town Council by sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

- A. Public Hearing and possible approval of Ordinance 728-20, Case P19-0032 Schnepf Farms PAD Rezone, a request from Sean Lake, Pew and Lake PLC, on behalf of Mark Schnepf, for a PAD Rezone of approximately 225 acres from R1-43, R1-18, EMP-A and C-2 to Agritainment (AT)/PAD and C-2 (Commercial) to allow future development of the existing Schnepf Farms property, located at the northwest corner of Riggs and Rittenhouse roads.

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12. Final Action: *If you wish to speak to the Town Council on any of the items listed under Final Action, please address the Town Council by sending an email to PublicComment@queencreek.org (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

- A. Consideration and Possible Approval of Resolution 1349-20 declaring public need and necessity and a public purpose; authorizing the acquisition of certain facilities and property of Diversified Water Utilities, Inc., and authorizing the Mayor, Town Manager, and Town Attorney to acquire title to such facilities and property on behalf of the Town by eminent domain, Resolution 1350-20 approving a Settlement Agreement between the Town of Queen Creek and Diversified Water Utilities, Inc. and Resolution 1351-20 authorizing the application for a drinking water state revolving fund loan from the Water Infrastructure Finance Authority of Arizona (WIFA) in an amount not to exceed \$15 million, for the acquisition of Diversified Water Utilities, Inc.

13. 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, Maria Gonzalez, do hereby certify that I caused to be posted this 19th day of May the Agenda for the May 20, 2020 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.

Maria E. Gonzalez, CMC

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.