



AGENDA
Regular Session
Queen Creek Town Council

Community Chambers, 20727 E. Civic Parkway
November 4, 2020
6:30 PM

Following the recommendations from the CDC to help slow the spread of COVID-19, attendance at Town meetings is currently limited to 25 people, including members of the Town Council and staff, to maintain physical distancing. Some members of the Town Council and staff may attend electronically.

The public can continue to watch the meeting live streamed at [QueenCreek.org/Watch Meetings](https://www.queen-creek.org/WatchMeetings) by selecting "video" next to the applicable meeting (once the meeting begins) or by visiting the Town's Ustream account at <https://video.ibm.com/councilmeeting>.

Public comment: in addition to attending in-person, there are two options for residents to submit public comment for the November 4 Town Council meeting:

- *Email: submit a comment to PublicComment@QueenCreek.org. Every email received will be entered into the official record. Please include your name, address, comment and note if your comment is for call to the public.*
- *WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx (LINK) and provide a public comment. To participate, register with your name, address and comment. View detailed at [QueenCreek.org/Watch Meetings](https://www.queen-creek.org/WatchMeetings).*

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. Parks and Recreation Advisory Committee (October 13, 2020)

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 completing a Request to Speak Card and turn it into the Town Clerk, sending an email to PublicComment@queencreek.org by 6:30 p.m. on November 4, 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 expenditures over \$25,000. (FY 20/21 Budgeted Items)

1. Allchem - Water Quality and Safety: \$125,000 (Utilities)

2. Goodyear Tire Company - Tires for Fleet Services: \$72,000 (Public Works/Fleet)

3. Harvest QC, LLC - Water Extinguishment Credits: \$386,449 (Utilities)

Queen Creek Town Council

Regular Session

November 4, 2020

Page 3 of 6

4. Motorola - Communications Equipment for the new Fire Apparatus E415: \$59,000 (Fire & Medical)
5. Sentinel Technologies - Network Security Infrastructure for Police Department: \$150,000 (Information Technology)
- B. Consideration and possible approval of the appointment of Haylie Studebaker, Kristi Davis and David Goldman, and reappointment of Bob Adelfson, Jesse Roth, and Nancie Naylor to the Transportation Advisory Committee.
- C. Consideration and possible approval of the Town of Queen Creek's 2021 Legislative Guiding Principles.
- D. Consideration and possible approval of an Intergovernmental Agreement with the City of Mesa in an amount not to exceed \$22,666 for repairs to Sossaman Road. (FY 20/21 Budgeted Item)
- E. Consideration and possible approval of the "Final Plat" of Fulton Homes Barney Farms Phase 3, a request by Fulton Homes Corporation.
- F. Consideration and possible approval of ten (10) two-year contracts for Appraisal and Expert Testimony services with up to three, one-year renewals, with CBRE Valuation and Advisory, Consultant Engineering, Inc., Dennis L Lopez & Associates, IRR Phoenix, Landpro Valuation, Nagy Property Consultants, Philip M. Barlow & Associates, Sell & Associates, Wayne Harding and Associates, and Zaddack Valuation Advisors, Inc. on an as-needed basis.
- G. Consideration and possible approval of a contract with Queen Creek Irrigation District in an amount not to exceed \$972,033 for design and construction services associated with pipeline relocation at the Meridian Road Phase 3 Improvement CIP project A1505-Phase 3. (FY 20/21 Budgeted Item)
- H. Consideration and possible approval of a contract with Queen Creek Irrigation District in an amount not to exceed \$1,495,564 for design and construction services associated with irrigation system conflict resolution related to improvements for Queen Creek Road - Ellsworth Road to Crismon Road CIP project A1002-Phase 2. (FY 20/21 Budgeted Item.)
- I. Consideration and possible approval of an amendment to Delegation Resolution 1295-19 for the Roosevelt Water Conservation District Pecos Road Reclaimed Water Discharge Project #WW092 in an amount not to exceed \$513,440; and necessary budget adjustments.

Queen Creek Town Council

Regular Session

November 4, 2020

Page 4 of 6

- J. Consideration and possible approval of Delegation Resolution 1365-20 authorizing and directing the Town Manager, and/or Utilities Director to take any and all action necessary; and to sign any and all documents, contracts or agreements related to the construction and completion of water and sewer improvements on Schnepf Road (project #: WA250, WA261, WA262, WA270, WA271, WA272, WA273, WA274, WA275, WW270, WW272, WW271) in an amount not to exceed \$9,645,769; and necessary budget adjustments (\$5,991,044).
 - K. Consideration and possible approval of Resolution 1378-20 creating Street Light Improvement District Number 130 (No. 2020-021 for Fulton Homes Barney Farms Phase 2).
 - L. Consideration and possible approval of Delegation Resolution 1379-20 authorizing and directing the Town Manager, and/or Utilities Director to take any and all action necessary; and to sign any and all documents, contracts or agreement related to the construction and completion of sewer improvements on Meridian Road from Queen Creek to Germann Road (project #WW096) in an amount not to exceed \$2,550,000.00; and necessary budget adjustments.
- 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. Presentation by Engineering Wireless Services on cellular connectivity and capacity of the major cellular providers, including current status of small cell architecture, within the Town limits.
 - B. Presentation on Traffic Management Software.
 - C. COVID revenue update presentation.
- 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 items on the Public Hearing Consent Agenda by completing a Request to Speak Card and turn it into the Town Clerk, 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.*

Queen Creek Town Council

Regular Session

November 4, 2020

Page 5 of 6

- A. Public Hearing and possible approval of a Series 10 Beer and Wine Store Liquor License application submitted by Joey Jerome Danielson on behalf of Fast Market #4597, 21198 E Ocotillo Road, Queen Creek, AZ 85142.
- B. Public Hearing and possible action on P20-0153 Zoning Ordinance Text Amendment, Article 6.12 Recreational Marijuana, a request for Zoning Ordinance Text Amendment to Article 6.12 Recreational Marijuana.
- C. Public Hearing and possible action on cases P19-0191 and P19-0192 U-Haul Conditional Use Permit and Site Plan, a request from Joe Krueger (U-Haul) for a Conditional Use Permit (CUP) for exterior vehicle storage and Site Plan approval on approximately 4.96 acres located south of the southeast corner of Pecos and Power roads.
- D. Public Hearing and possible action on Ordinance 741-20, P20-0062 and P20-0063 QC Station South Phase II Rezone and Site Plan, a request by Seth Keeler (W Holdings) to rezone approximately 12.6 acres from R1-43 (Rural Estate) to C-2 (General Commercial) for a phased retail and office development, located at the southeast corner of Ellsworth Loop and Walnut roads.
- E. Public Hearing and possible action on P20-0109 Zimmerman Dairy/ North Creek PAD Rezone, a request from Drew Huseth of Woodside Homes, for a PAD Rezone of approximately 195.1 acres from Agritainment (AT) to 142 acres of R1-5/PAD, 38-acres of MDR/PAD and 15.1 acres of C-2/PAD to allow for a future residential and commercial development located at the southeast corner of Meridian and German roads.
- F. Public Hearing for the “Meridian Annexation”, case P20-0146, a proposed annexation of approximately 131 acres, located east of Meridian Road from Germann Road north to the future State Route 24.

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. None.

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 completing a Request to Speak Card and turn it*

Queen Creek Town Council

Regular Session

November 4, 2020

Page 6 of 6

into the Town Clerk, 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 a Standard Design Professional Contract with Perlman Architects of Arizona, Inc. in the Amount Not to Exceed \$207,675 for the Fire Resource / Skills Center Building Design. Project MF011 (FY 20/21 Budgeted Item)
- B. Discussion and possible approval of the Queen Creek Police Department Badge and Patch Design. (FY 20/21 Budgeted Item)

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 26th day of October the Agenda for the November 4, 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.