



AMENDED AGENDA
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
December 2, 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 December 2 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)

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3. Pledge of Allegiance:

4. Invocation/Moment of Silence:

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

- A. Swearing in of Chief Randy Brice, as the first Police Chief of the Queen Creek Police Department

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. Arts & Placemaking Advisory Subcommittee (November 12, 2020)
- 2. Transportation Advisory Committee (November 12, 2020)
- 3. Economic Development Commission (November 18, 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 December 2, 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 October 7, 2020 and November 4, 2020 Regular Session Minutes.

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- B. Consideration and possible approval of expenditures over \$25,000. (FY 20/21 Budgeted Items)
 - 1. Tyler Technologies - Executime, Police Department timekeeping software and advanced scheduling: \$80,000 (Information Technology / Police Department)
 - 2. Del EMC - Computer Hardware for Police Department Personnel: \$145,000 (Information Technology / Police Department)
 - 3. ProForce Law Enforcement - Handguns, magazines, and related equipment: \$30,000 (Police Department)
- C. Consideration and possible approval of a lease agreement with The Dog House for a renewable two year lease of premises located at 22249 S. Ellsworth Road.
- D. Consideration and possible approval of a Cooperative Purchase Agreement with Kutak Rock for Government Relations Services in the amount of \$60,000. (FY 20/21 Budgeted Item)
- E. Consideration and possible approval for the purchase of police radios and associated equipment in an amount not to exceed \$1,131,459 with Motorola Solutions through the State of Arizona Contract #CTR046830 and related budget adjustments of the same amount from Police contingency.
- F. Consideration and possible approval of a cooperative purchase agreement with Versaterm, through a City of Mesa contract, to purchase application software and services (Queen Creek Police Department records management, data analytics, crime analysis, CAD, etc) in an amount not to exceed \$911,677 (FY20/21 budgeted item).
- G. Consideration and possible approval of an Intergovernmental Agreement (IGA) with the Town of Gilbert for collaboration and sharing of technical data, planning activities, implementation resources, training sessions, and other cooperative activities related to Versaterm software and services.
- H. Consideration and possible approval of a Cooperative Purchase Agreement through Maricopa County Contract 200220-S with C & S Street Sweeping Services, Inc., for street sweeping services in an amount not to exceed \$200,000 annually with three possible one-year renewals. (FY 20/21 Budgeted Item)

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- I. Consideration and possible approval of an increase to contract spending authority with Sunrise Engineering for civil engineering plan review services; and AZ Code Consultants, Brown & Associates, Bureau Veritas North America, and Shums Coda Associates for building plan review and inspection services for a total not to exceed amount of \$170,000, and necessary budget adjustments.
- J. Consideration and possible approval of a First Amendment of the Groundwater Savings Facility Storage Agreement, the First Amendment of the License Agreement with Roosevelt Water Conservation District for the Queen Creek Discharge Location and the License Agreement with Roosevelt Water Conservation District for the Pecos Discharge Location for the exchange of reuse/reclaimed water for long-term storage credits.
- K. Consideration and possible approval of the "Final Plat" of Madera West Estates, a request by QCBPE Residential Land LLC and the Gail A. Barney & Pamela Joy Barney Revocable Trust.
- L. Consideration and possible approval of the "Final Plat" of Jorde Farms North Phase 1, a request by Shea Homes Limited Partnership.
- M. Consideration and possible approval of Resolution 1381-20 and the Well Purchase and Reimbursement Agreement with PGTL Combs Ranch Limited Partnership to facilitate the development of the Combs Ranch Well and Wellsite Project #WA278 and to reimburse for water #WA272 and sewer #WW258 improvements with a total not to exceed of \$2,414,831; and necessary budget adjustments of \$1,734,793. - *New Agenda Item*
- N. Consideration and possible approval of Resolution 1380-20 declaring official intention to be reimbursed in connection with certain capital expenditures relating to water and sewer projects and the purchase and acquisition of groundwater extinguishment credits in an amount not to exceed \$94.8 million.
- O. Consideration and possible approval of Resolution 1382-20 and the Recovered Reclaimed Water Agreement with The Lonnie McCleve and Debbie R. McCleve Revocable Living Trust to facilitate the use of the Town's stored Reclaimed Water supply to serve the lake within the development generally known as Pecan Lake.
- P. Consideration and possible approval of Delegation Resolution 1383-20 authorizing and directing the Town Manager and/or Department Director to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to construction and completion of Fire Station #2 (Project #MF010) in an amount not to exceed \$8,533,328. (FY20/21 Budgeted Item)

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Q. Consideration and possible approval of Delegation Resolution 1384-20 authorizing and directing the Town Manager and/or Department Director to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to construction and completion of Fire Station #5 (Project #MF009) in an amount not to exceed \$9,162,630 (FY20/21 Budgeted Item)

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: MAG Regional Transportation Plan Update

B. Presentation: Traffic Management Software

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.*

A. Public Hearing and possible action on Ordinance 743-20, P20-0048 and P20-0052 The Bungalows at Combs and Gantzel PAD Rezone and Site Plan, a request for a PAD rezone from R1-43 to Medium Density Residential (MDR)/PAD and Site Plan approval for 236 units on approximately 19.9 acres, located west of the northwest corner of Combs and Gantzel roads.

B. Public Hearing and possible action on P20-0085 Madera MDR PAD Amendment, a request by Garry Hays on behalf of Communities Southwest for an amendment to the Madera PAD to reduce the size of the General Commercial (C-2) parcel located at the southeast corner of Signal Butte and Queen Creek roads from 26.6 acres to 9.13 acres and amend the remaining 17.5 acres from C-2 to Medium Density Residential (MDR) to accommodate a single-story attached and detached multi-family for rent community.

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*

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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 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 Services Contract with Perlman Architects of Arizona, Inc. In the amount not to exceed \$207,675 for the Fire Resource / Skills Center building design. (FY 20/21 Budgeted Item).

B. Consideration and possible approval of Resolution 1385-20 approving the One Arizona Opioid Settlement Memorandum of Understanding and authorizing the Town Manager and Town Attorney to negotiate, finalize and execute all documentation necessary to implement the same. - *New Agenda Item*

C. Consideration and possible approval of the Queen Creek Police Department badge and update on the status of the Queen Creek Police Department transition. (FY20/21 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 1st day of December the Agenda for the December 2, 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

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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.