



**AGENDA**  
**Regular Session**  
**Queen Creek Town Council**

Community Chambers, 20727 E. Civic Parkway  
January 20, 2021  
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 January 20 Town Council meeting:*

- *Email: submit a comment to [PublicComment@QueenCreek.org](mailto: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)

**Queen Creek Town Council**

**Regular Session**

**January 20, 2021**

**Page 2 of 6**

**3. Pledge of Allegiance:**

**4. Invocation/Moment of Silence:**

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

- A. Recognition of and remarks from State Representative Jake Hoffman (former Councilman)
- B. Swearing-In Ceremony for Incumbents Robin Benning, Jeff Brown, and Council Member-Elect Leah Martineau.
- C. Proclamation: National School Choice Week (January 24-30, 2021)

**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. Downtown Arts & Placemaking Advisory Sub-Committee (December 10, 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](mailto:PublicComment@queencreek.org) by 6:30 p.m. on January 20, 2021 (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 December 2, 2020 Regular Session Minutes.

**Queen Creek Town Council**

**Regular Session**

**January 20, 2021**

**Page 3 of 6**

- B. Consideration and possible approval of Council committee assignments for 2021.
- C. Consideration and possible approval of expenditures over \$25,000. (FY 20/21 Budgeted Items)
  - 1. San Diego Police Supply - Rifle & Handgun Ammunition (practice & service ammunition): \$98,500 (Police)
  - 2. ProForce Law Enforcement - Rifles, shotguns and related equipment: \$155,000 (Police)
  - 3. Southwest Waterworks - Well Maintenance & Repairs: \$550,000 (Utilities)
  - 4. Core and Main - Water Distribution Parts: \$500,000 (Utilities)
  - 5. Toter, Inc. - Trash and Recycling Carts: \$100,000 (Public Works - Solid Waste)
  - 6. United Truck and Equipment - Water Tank Replacement on Truck #0048: \$27,541 (Public Works - Fleet Services)
- D. Consideration and possible approval of the "Final Plat" for 188th Street and Cloud Road, a request by Blueshore Holdings, LLC.
- E. Consideration and possible approval of a First Amendment to the Site Lease Agreement for Cellular Providers and the Memorandum of Lease with American Towers Corporation AKA Cellco Partnership, d/b/a Verizon Wireless, at Founders Park.
- F. Consideration and possible approval of Project Order #6 (Town Contract 2016-114) with Kimley Horn and Associates, Inc. in an amount not to exceed \$165,000 for development of intelligent transportation system, MAG grant related Project #I0081, for preliminary and final design services including, but not limited to, plans, specifications and estimates for equipment and devices. (FY 20/21 Budgeted Item)
- G. Consideration and possible approval of the first amendment to the Intergovernmental Agreement between Pinal County and the Town of Queen Creek to define responsibilities for the design and construction of Meridian Road from Germann Road to State Route 24 (Project # A1506) in an amount estimated at \$9 Million dollars (split 50/50 between agencies). (FY20/21 Budgeted Item)
- H. Consideration and possible approval of an Intergovernmental Agreement with Pinal County in an amount not to exceed \$66,000 (cost split 50/50 between agencies) for a Small Area Transportation Study (SATS). (FY20/21 Budgeted Item)

**Queen Creek Town Council**

**Regular Session**

**January 20, 2021**

**Page 4 of 6**

- I. Consideration and possible approval of Resolution 1394-21 and the Recovered Reclaimed Water Agreement and Water Services Agreement between the Town and Wales Ranches, LLP and Ashton Woods Arizona, LLC to facilitate development of approximately ± 178 acres located outside of the municipal boundary of Town, but within the Town's Water Service Area and generally known as Wales Ranches Phase 1.
  - J. Consideration and possible approval of Delegation Resolution 1396-21 for the construction of the Power Road Lining Rehabilitation Project (WW070 – Phase II) authorizing and directing the Town Manager, and/or Utilities Department Director to take any and all action necessary, and to sign any and all documents, contracts, and agreements related to the construction and completion of this project in an amount not to exceed \$2,310,00.00 and necessary contingency budget adjustments of \$560,000. (FY20/21 Budgeted Item)
  - K. Consideration and possible approval of: (1) Ordinance No. 744-21 authorizing the exchange of real property owned by the Town located at 22240 S. Ellsworth Loop Road, Queen Creek for real property located at 21895 S. Ellsworth Road, Queen Creek pursuant to the term and conditions set forth in the Ordinance; (2) the related Development Agreement and (3) the related Town property Lease; and directing the Town Manager and Town Attorney to take any and all action necessary and to negotiate, finalize and sign any and all contracts, agreements, and/or other documents related to implementation of the purpose of the Ordinance, including a final Development Agreement and Lease, and completion of the exchange.
- 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. Public Works Update on the Town's Capital Improvement Program:
    1. Town Center Streets
    2. East Park Flood Control Drainage Project
  - B. Police Department Status Report/Update
- 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](mailto: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](http://QueenCreek.org/WatchMeetings)). Speakers are*

**Queen Creek Town Council**

**Regular Session**

**January 20, 2021**

**Page 5 of 6**

*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 for Case P20-0149 “The Residences at QC Commons Annexation”, a proposed annexation of approximately 9.97 acres, located approximately 1,200 feet north of 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](mailto: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](http://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 745-21, P20-0037 Sossaman Farms West Rezone, a request by W. Ralph Pew (Pew & Lake) to rezone approximately 147 acres from PRC, R1-9, R1-12, R1-35, and R1-43 to R1-5, R1-9, R1-12, MDR, and C-1 for future residential and commercial development located at the southwest corner of Power and Ocotillo roads.

**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](mailto: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](http://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. Discussion and possible approval of the appointment of Council Member Dawn Oliphant to serve as Vice Mayor for a term ending January 2022.

B. Consideration and possible approval of Resolution No. 1392-21 accepting the Town’s Fiscal Year 2019-20 financial statements and audit reports.

C. Consideration and possible approval of Resolution No. 1393-21 accepting the Town’s Fiscal Year 2019-20 Development Impact Fee and Capacity Fee reports.

**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 11th day of January the Agenda for the January 20, 2021 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.

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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.