



AGENDA
Regular Session
Queen Creek Town Council

Community Chambers, 20727 E. Civic Parkway
May 5, 2021
6:30 PM

Following the recommendations from the Center for Diseases Control and Prevention (CDC), the Arizona Department of Health Services, and the Governor’s Executive Orders, to help slow the spread of COVID-19, attendance at Town meetings may be limited, including members of the Town Council and staff, to maintain appropriate physical distancing as determined by the Town. 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 May 5 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. Proclamation: National Small Business Week (May 2-8, 2021)
- B. Proclamation: Economic Development Week (May 9-14, 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. Economic Development Commission (April 28, 2021)

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 May 5, 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 expenditures over \$25,000. (FY 20/21 Budgeted Items)
 - 1. OrangeScreen - Broadcasting and Filming Services: \$38,500 (Communications & Marketing/Police Department)

Queen Creek Town Council

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- B. Consideration and possible approval for the purchase of vehicles and equipment in the Queen Creek Police department: three police motorcycles, one utility-terrain vehicle, three all-terrain vehicles and associated equipment in an amount not to exceed \$185,000 with LZ Delta, LLC D.B.A. GO AZ Motorcycles through the State of Arizona contract #ADSPO18-205712 and related budget adjustments.
 - C. Consideration and possible approval of Job Order Contract #5 using Town of Queen Creek Contract #2019-142 with SD Crane, in the amount not to exceed \$193,980 for carpet replacement in the Municipal Services Building due to end of useful life of materials (MSB, 22358 S Ellsworth Rd). (FY21 Budgeted Item)
 - D. Consideration and possible approval of Project Order Number 006, Amendment #4 for TY LIN International in the amount not to exceed \$248,432.04 for final design services of CIP projects A1505 Meridian Road: Combs Road to Queen Creek Wash and A1507 Meridian Road: Queen Creek Road to Germann Road. (FY20/21 Budgeted Item)
 - E. Consideration and possible approval of the "Final Plats" for Light Sky Ranch Phase 1 & 2, a request by Sandimus LLC and Sandimus Queen Creek LLC.
- 9. 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 for P21-0060 Durham Queen Creek Annexation, a Proposed Annexation of Approximately 23 Acres, Located at the Southeast Corner of Ellsworth and Cloud Roads.
- 10. 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.*

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A. None.

11. 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.

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 action on the Town’s FY 2021/22 Tentative Budget of \$487.2M and Request to set the Public Hearing for May 19, 2021 for both the Final Budget and the Truth-In-Taxation per requirements under Arizona State Statutes.

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 April the Agenda for the May 5, 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.

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.



Requesting Department

Finance

TO: HONORABLE MAYOR AND TOWN COUNCIL
THROUGH: JOHN KROSS, ICMA-CM, TOWN MANAGER
FROM: MELISSA BAUER, PROCUREMENT MANAGER
RE: CONSIDERATION AND POSSIBLE APPROVAL OF EXPENDITURES OVER \$25,000. (FY 20/21 BUDGETED ITEMS)
DATE: May 5, 2021

Staff Recommendation:

Staff recommends approval of expenditures \$25,000 and over.

Relevant Council Goal(s):

N/A

Proposed Motion:

Move to approve Town expenditures \$25,000 and over, pursuant to Town Purchasing Policy.

Discussion:

The following item being requested is:

1. OrangeScreen - Broadcasting and Filming Services: \$38,500 (Communications & Marketing / Police Department)

Fiscal Impact:

The fiscal impact of the requested spending authority for the above expenditure is \$38,500. Funds have been identified within the line item budget as approved in the FY2021 budget or subsequently approved by Council.

Attachment(s):

1. May 5, 2021 Expenditures over \$25k

**Attachment: Expenditures \$25,000 and Over
Budgeted in Fiscal Year 20/21
May 5, 2021**

Item #	Vendor(s)	Description	Purpose	Requesting Dept (s)	Fiscal Impact \$	Procurement Method	Alternative
1	OrangeScreen	Spending Authority Request for Broadcasting and Filming Services	Video Production Services Specific to Filming Police Recruitment Opportunity, and Town Events (FY 20-21 Budgeted Item)	Communications & Marketing / Police Department	Not to Exceed \$38,500	ToQC 2016-028	Council could choose not to approve the expenditure. The impact of this action would prevent the video production for Police recruitment. The alternative would be to discontinue this service.

Attachment: May 5, 2021 Expenditures over \$25k (Expenditures Over \$25,000)



Requesting Department

Police

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, ICMA-CM, TOWN MANAGER

FROM: RANDY BRICE, CHIEF OF POLICE

RE: CONSIDERATION AND POSSIBLE APPROVAL FOR THE PURCHASE OF VEHICLES AND EQUIPMENT IN THE QUEEN CREEK POLICE DEPARTMENT: THREE POLICE MOTORCYCLES, ONE UTILITY-TERRAIN VEHICLE, THREE ALL-TERRAIN VEHICLES AND ASSOCIATED EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$185,000 WITH LZ DELTA, LLC D.B.A. GO AZ MOTORCYCLES THROUGH THE STATE OF ARIZONA CONTRACT #ADSP018-205712 AND RELATED BUDGET ADJUSTMENTS.

DATE: May 5, 2021

Staff Recommendation:

Staff recommends approval for the purchase of vehicles and equipment in the Queen Creek Police department: three BMW 1250RT-P motorcycles, one 2021 Polaris Ranger Crew XP 1000 Utility Terrain Vehicle, three 2021 Polaris Sportsman 570 EPS All-Terrain Vehicles, and related equipment utilizing a State of Arizona Cooperative contract with LZ Delta, LLC DBA: GO AZ Motorcycles contract #ADSP018-205712 and related budget adjustments.

Relevant Council Goal(s):

Safe Community (Public Safety)

Proposed Motion:

Motion to approve the purchase of vehicles and equipment in the Queen Creek Police department: three police motorcycles, one utility-terrain vehicle, three all-terrain vehicles and associated equipment in an amount not to exceed \$185,000 with LZ Delta, LLC D.B.A. GO AZ Motorcycles through the State of Arizona contract #ADSP018-205712 and related budget adjustments.

Discussion:**Police Motorcycles**

The Queen Creek Police Department recognizes the rapid population growth within the Town, and the pass-through traffic from neighboring residential communities, has created a high volume of vehicular traffic that challenges current conditions within the Town. In an effort to maintain safe roadways, the department will be dedicating two police officer positions to the

primary duties of traffic enforcement and investigations. These officers will be highly trained motor vehicle crash reconstructionists and the primary investigators for complex motor vehicle crashes and traffic investigations. Additionally, these officers will respond to citizen generated traffic complaints, utilizing the best proactive methods to mitigate traffic concerns on the major roadways, neighborhoods, and business districts.

The most effective and efficient way to conduct traffic enforcement and rapid response to motor vehicle collisions is the utilization of properly equipped police motorcycles. Traffic officers, utilizing motorcycles, allows the officer to maneuver through heavy traffic quickly and efficiently. In addition to traffic related calls for service, officers will still have the ability to respond to other in progress emergencies or crisis events in the Town. Furthermore, officers on motorcycles conducting traffic control during large special events will have the agility and flexibility to move quickly but safely in heavy traffic conditions to ensure proper ingress and egress to special event venues and mitigate related traffic backups on adjacent roadways.

The department would like to purchase three BMW 1250RT-P motorcycles to ensure the traffic officers will always have an available spare motorcycle if a primary motorcycle is unavailable due to a mechanical problem. The Special Operations Sergeant and or Lieutenant will be certified to operate a police motorcycle and supplement the two traffic officers, as necessary, to address traffic concerns as well.

The BMW 1250RT-P is the standard motorcycle utilized by traffic officers across the world and is one of the most utilized platforms in the State of Arizona to include but not limited to Gilbert PD, Chandler PD, Tempe PD and the Arizona Department of Public Safety. The BMW product has innovative technology that significantly enhances safety for the operator and those around them. The motorcycle will be upfitted with all law enforcement required equipment to include emergency lights, siren, public address system, communications radio, speed radar/lidar detection devices, patrol rifle mount, laptop and printer.

Utility & All-Terrain Vehicles

The Queen Creek Police Department is committed to providing a safe atmosphere for the Town's residents and visitors who enjoy our premier public parks and trails. The Department recognizes the need to have the ability to patrol the parks and desert washes efficiently and have the ability to respond quickly and swiftly to any public safety incidents in those areas. To ensure a proper response and high visibility patrol, the police department is requesting to purchase one 2021 Polaris Ranger Crew XP 1000 Utility Terrain Vehicle and three 2021 Polaris Sportsman 570 EPS All-Terrain Vehicles.

In addition to park and trail patrol, the vehicles will provide the department flexibility on officer deployments for large special events that have a large footprint, business district areas and investigations that may lead officers to off road areas that are challenged to be accessed by road vehicles. The vehicles will be up fitted with police department markings and police emergency lighting equipment.

If approved, the department will purchase the Polaris 2021 Polaris Ranger Crew XP 1000, which is commonly utilized in public safety. It will have the ability to transport six people to include the driver and there is a storage bed area to transport equipment as needed. The All-Terrain

Vehicles will be the Polaris Sportsman 570 EPS that will also have police emergency lighting and markings similar to the Ranger.

With these vehicles, the department can schedule officer deployments in coordination with the Town's Park Rangers to ensure regular patrols are conducted in high traffic areas of the parks and trails, respond to citizens' complaints and concerns in the parks and enforce Town Codes related to park and trail usage ensuring a safe environment for all park visitors.

The purchase of this equipment is available through the State of Arizona Contract #ADSPO18-205712. This contract includes cooperative language which extends use by other public entities.

Fiscal Impact:

This item was not originally budgeted as part of the FY20-21 Police Department budget. Prior to the allocation set forth in this request, funding available in the FY20-21 Police Department Contingency totaled \$298,099. The total for this request, not to exceed the amount of \$185,000, includes the contract proposal amount of \$171,436 (three quotes combined) and \$13,564 in contingency for possible unanticipated expenses. A budget adjustment from the FY20-21 Police Department Contingency totaling \$185,000 is necessary to award this contract. After awarding this contract there will be \$113,099 in available expenditure authority remaining in the Police Department Contingency budget.

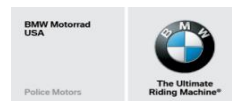
Alternatives:

1. Council could choose not to approve the purchase of this equipment. However, the police department will not be as agile or efficient in responding to major motor vehicle crashes, emergency incidents, specialized patrol requests, or traffic related complaints.
2. Council could direct staff to utilize other patrol methods using existing equipment or methodologies. However, this action would limit our capacity to address complex traffic related issues, respond quickly to traffic congestion, or manage problems within the wash/trail system.

Attachment(s):

1. LZ Delta, LLC D.B.A. GOAZ Motorcycles BMW 1250RT-P purchase quote.
2. LZ Delta, LLC D.B.A. GOAZ Motorcycles purchase quote for 3 ATVs.
3. LZ Delta, LLC D.B.A. GOAZ Motorcycles UTV purchase quote.

BMW R 1250 RT-P Quote 2021MY



LZ Delta, LLC DBA: GO AZ Motorcycles
 15500 N Hayden Rd.
 Scottsdale, AZ 85260
 480-398-2545
 Contact: Jay Tucker
 jtucker@goaz.com
Confidential

Color	Option Code
1 Night Black & Alpine White III	753
0 Night Black	716
0 Alpine White III (special order)	751
0 Black Blue (special order)	754
0 Sapphire Blue (special order)	755
0 Violet Blue (special order)	756
0 Glacier Silver Metallic (special order)	N99

Quotation:

Town of Queen Creek

	Option Code	Contract Price	Motorcycle
			\$21,310.10
Factory Special Order Options - Add 90-120 days to delivery time if selected			
0 Adaptive Headlight	134	\$522.50	\$0.00
0 Keyless Ride	193	\$380.00	\$0.00
0 Gear Shift Assist Pro	222	\$427.50	\$0.00
0 Ride Modes Pro	224	\$209.00	\$0.00
0 Enhanced Smartphone Connectivity	6NS	\$237.50	\$0.00
The Options Below denote Standard Order Deck - Removal is only by Special Order (Option Delete)			
1 Heated Seat	518	\$196.00	\$196.00
1 Tire Pressure Monitoring	530	\$196.00	\$196.00
1 Weather Protection	649	\$181.30	\$181.30

Non-BMW Options or Additional Labor Operations Provided by Dealer

	Total Price
Base upfit labor	\$286.13
Sheep Skin Seat Cover	\$145.00
Install of agency provided Motorola APX Series radio / antenna	\$187.00
Kustom Raptor RP-1 Moving Radar. Dual antenna w/ Same Lane mode Ka band w/ MC kit	\$2,837.00
Shoei Neotec II Helmet Matte Blk	\$629.10
PVP Freedom series helmet kit w/ installation	\$1,004.95
PVP Freedom Speakermic + Motor interface for BMW	\$1,397.63
Remote cable for Motorola radio	\$190.64
Saddlebag Organizers	\$107.99
Graphics Package	\$464.00
Printer Mount 060-8110	\$136.42
Brother Pocketjet Printer PJ762	\$496.88
	\$0.00

Units	Quotation valid for 60 days from date noted below.	See pages 2-4 for BMW option detail
1	4/8/2021	

Total Price per Unit with Options	\$35,424.62
8.05% Sales Tax (if applicable)	\$2,747.62
Grand total	\$38,172.24

Pricing based on AZ Statewide Contract # ADSPO18-205712

Attachment: LZ Delta, LLC D.B.A. GOAZ Motorcycles BMW 1250RT-P purchase quote. (Motorcycles - ATVs-UTV)

BMW R 1250 RT-P Quote 2021MY



Quotation for:

Town of Queen Creek

Options

Per		BMW P/N	Contract Price	Install Labor (ea)	Total Price
Emergency Warning Lights (10)					
5	Red LED-X Light	63172361718	\$116.67	\$3.27	\$599.70
5	Blue LED-X Light	63172361719	\$116.67	\$3.27	\$599.70
-	Rear Duplex Emergency Warning Light (1)				
1	Duplex LED-X Red / Blue	63172361730	\$389.82	\$8.18	\$398.00
-	Take-Down (4) Alley (2) TS (2) BT (2) Saddlebag Light (1) Red ID (1)				
6	White Torus LED TDL/Alley	63172361722	\$85.42	\$3.27	\$532.14
2	Auxiliary LED Turn Signals	63172361725	\$80.88	\$3.27	\$168.30
2	Auxiliary LED Brake/Tail Light	63172361726	\$62.91	\$3.27	\$132.36
1	Saddlebag LED Lights w/sensor switch	63172361727	\$159.50	\$4.09	\$163.59
2	LED Auxiliary Headlights (order 2)	63178532147	\$238.85	\$40.88	\$559.45
2	Bolt 6 x 40 (order 2)	63127699141	\$5.86	\$0.00	\$11.72
2	M6 Hex Nut (order 2)	7129905826	\$3.37	\$0.00	\$6.75
-	Convenience Options				
1	Extra Ignition Key - No Keyless Ride	51258540950	\$83.16	\$0.00	\$83.16
1	Police Side Stand Extension / Base	71602412389	\$34.20	\$81.75	\$115.95
1	Note Pad Holder	65140421315	\$45.60	\$16.35	\$61.95
1	Rear Flashlight Holder - Right or Left	71602452836	\$128.25	\$16.35	\$144.60
-	Convenience Options (cont'd)				
		BMW P/N	Contract Price	Install Labor (ea)	Total Price
1	M4 Combat Assault Rifle Mount	71602452894	\$728.65	\$65.40	\$65.40
1	Shotgun / Assault Rifle Mounting Bracket	71602452840	\$56.05	\$0.00	\$56.05
1	BMW Motorrad Battery Charger (2.5 Ah)	77022470951	\$166.60	\$0.00	\$166.60
Radio Options					
3	Radio Power Plug Connector	71602452887	\$9.50	\$8.18	\$53.03
1	Radio Speaker Plug	71602452844	\$9.03	\$8.18	\$17.20
1	Radio "Y" Power Harness	71602452880	\$34.20	\$8.18	\$42.38
1	Radio Quick Mounting Plate	71602408076	\$28.50	\$8.18	\$36.68
Accessory Connection Plugs					
1	Accessory Connection Plugs (3)	71602452846	\$9.03	\$8.18	\$17.20
1	Sump / Engine Protection Guard (order 1)	11848532939	\$132.17	\$40.88	\$173.04
5	Fillister Head Screws M6 x 20 (order 5)	07129908076	\$3.32	\$0.00	\$16.58
5	Grommet (order 5)	13531341283	\$2.82	\$0.00	\$14.11
5	Bushing (order 5)	11848544832	\$5.57	\$0.00	\$27.84
1	Bracket front (order 1)	11848532937	\$54.69	\$0.00	\$54.69
1	Bracket Rear (order 1)	11848532940	\$68.37	\$0.00	\$68.37
5	Fillister Head Screws M8 x 25 (order 5)	7129907382	\$1.73	\$0.00	\$8.63
-	Radar Options				
			Contract Price	Install Labor (ea)	
1	Radar Connection Plug	71602452849	\$9.03	\$8.18	\$17.20
1	Kustom Raptor Display Head Mount LH Bar	FMSA-HBM-KR	\$37.05	\$8.18	\$45.23
1	Kustom Raptor Radar Counter Mount	71602452892	\$33.73	\$8.18	\$41.91
1	Kustom Ka Band Front & Rear Antenna Mounts		\$71.25	\$16.35	\$87.60
1	Kustom Radar Remote Control Mounting Plate	71602452855	\$22.80	\$4.09	\$26.89
1	Kustom/Stalker/MIC Remote Attachment Mount	71602452841	\$11.40	\$4.09	\$15.49
1	FMS Pro Laser IV Holster		\$284.05	\$16.35	\$300.40

Attachment: LZ Delta, LLC D.B.A. GOAZ Motorcycles BMW 1250RT-P purchase quote. (Motorcycles - ATVs-UTV)

LZ Delta, LLC

D.B.A. GO AZ Motorcycles Cottonwood

2550 S. Union Dr.
Cottonwood, AZ 86382
480-398-2545 Contact: Jay Tucker



Quotation

DATE April 22, 2021
Quotation # 040121-1

Bill To: Town of Queen Creek
C/O Lt. Noah Johnson
Tel 480-358-3338

Quotation valid until: June 21, 2021
Prepared by: Jay Tucker

Pricing based on AZ State Contract #
ADSP018-205712

E-mail: noah.johnson@queencreek.org

Qty	Vehicle	MSRP	Contract Price	Destination Charge	Total
1	2021 Polaris Sportsman 570 EPS w/ Utility pkg Zenith Blue	\$8,349.00	\$7,764.57	\$460.00	\$8,224.57
Qty	Upfit / Accessories	MSRP (ea)	Contract Price	Labor	Total
1	Cargo Box 2884853	\$319.99	\$297.59	\$16.35	\$313.94
1	Street Legal Kit	\$134.96	\$125.51	\$122.63	\$248.14
1	10" Rigid LED Lightbar 2883121	\$269.99	\$251.09	\$40.88	\$291.97
1	Lightbar Harness 2882320	\$54.99	\$51.14	\$53.96	\$105.10
1	Basic Authority Lighting Package (2 front, 2 rear, w/ switch (no siren)	\$975.95	\$927.15	\$245.25	\$1,172.40
1	1-1/4" Hitch Draw Bar 2877476	\$23.99	\$22.31	\$0.00	\$22.31
1	2" Trailer Ball 2877603	\$12.99	\$12.08	\$8.18	\$20.26
0		\$0.00	\$0.00	\$0.00	\$0.00
0		\$0.00	\$0.00	\$0.00	\$0.00
0		\$0.00	\$0.00	\$0.00	\$0.00
0		\$0.00	\$0.00	\$0.00	\$0.00
		Up Fit Subtotals	\$1,686.88	\$487.23	\$2,174.11
	Sales Tax (Shipping / Labor is not taxable)	6.35%	\$629.38		\$629.38
Total					\$11,028.06

Grand total Qty 3 \$33,084.17

If you have any questions concerning this quotation, Contact Jay Tucker 480-398-2545 jtucker@goaz.com

Attachment: LZ Delta, LLC D.B.A. GOAZ Motorcycles purchase quote for 3 ATVs. (Motorcycles - ATVs-UTV)

LZ Delta, LLC

D.B.A. GO AZ Motorcycles Cottonwood

2550 S. Union Dr.
Cottonwood, AZ 86382
480-398-2545 Contact: Jay Tucker



Quotation

DATE: April 22, 2021
Quotation #: 040721-1

Bill To: Town of Queen Creek
C/O Lt. Noah Johnson
Tel 480-358-3338
E-mail: noah.johnson@queencreek.org

Quotation valid until: June 21, 2021
Prepared by: Jay Tucker

Pricing based on AZ State Contract # ADSPO18-205712

Qty	Vehicle	MSRP	Contract Price	Destination Charge	Total
1	2021 Polaris Ranger CREW XP 1000 Premium Matte Navy	\$18,299.00	\$17,018.07	\$895.00	\$17,913.07
Qty	Upfit / Accessories	MSRP (ea)	Contract Price	Labor	Total
1	Led Headlight Kit 2889072	\$499.99	\$464.99	\$81.75	\$546.74
1	Street Legal Kit	\$134.96	\$125.51	\$122.63	\$248.14
1	10" Rigid LED Lightbar 2883121	\$269.99	\$251.09	\$40.88	\$291.97
1	Lightbar Harness 2882209	\$84.99	\$79.04	\$53.96	\$133.00
1	Bed Extender / Divider 2882752	\$209.99	\$195.29	\$20.44	\$215.73
1	Basic Authority Package (6 Lights, PA/ Siren)	\$2,760.00	\$2,622.00	\$449.63	\$3,071.63
1	2" hitch ball / mount 2830522	\$39.99	\$37.19	\$0.00	\$37.19
1		\$0.00	\$0.00	\$0.00	\$0.00
0		\$0.00	\$0.00	\$0.00	\$0.00
0		\$0.00	\$0.00	\$0.00	\$0.00
0		\$0.00	\$0.00	\$0.00	\$0.00
	Up Fit Subtotals		\$3,775.12	\$769.27	\$4,544.38
	Sales Tax (Shipping / Labor is not taxable) 6.35%		\$1,377.20		\$1,377.20
Total					\$23,834.65

Grand total Qty 1 \$23,834.65

If you have any questions concerning this quotation, Contact Jay Tucker 480-398-2545 jtucker@goaz.com

Attachment: LZ Delta, LLC D.B.A. GOAZ Motorcycles UTV purchase quote. (Motorcycles - ATVs-UTV)



Requesting Department

Public Works

TO: HONORABLE MAYOR AND TOWN COUNCIL
THROUGH: JOHN KROSS, ICMA-CM, TOWN MANAGER
FROM: TROY WHITE, PUBLIC WORKS DIRECTOR
RE: CONSIDERATION AND POSSIBLE APPROVAL OF JOB ORDER CONTRACT #5 USING TOWN OF QUEEN CREEK CONTRACT #2019-142 WITH SD CRANE, IN THE AMOUNT NOT TO EXCEED \$193,980 FOR CARPET REPLACEMENT IN THE MUNICIPAL SERVICES BUILDING DUE TO END OF USEFUL LIFE OF MATERIALS (MSB, 22358 S ELLSWORTH RD). (FY 20/21 BUDGETED ITEM)
DATE: May 5, 2021

Staff Recommendation:

Staff recommends approval of Job Order Contract #5 using Town of Queen Creek Contract #2019-142 with SD Crane, in the amount not to exceed \$ 193,980 for Carpet replacement in the Municipal Services Building due to end of useful life of materials (MSB, 22358 S Ellsworth Rd). (FY21 budgeted item)

Relevant Council Goal (s):



Effective Government

Proposed Motion:

Move to approve Job Order Contract #5 using Town of Queen Creek Contract #2019-142 with SD Crane, in the amount not to exceed \$ 193,980 for Carpet replacement in the Municipal Services Building due to end of useful life of materials (MSB, 22358 S Ellsworth Rd). (FY21 budgeted item)

Discussion:

The Municipal Services Building carpet is 6 years past its lifespan and in need of replacement. In the high traffic areas, the carpet is worn thin and has deep stains that cannot be extracted. In addition, carpets of this age can store allergens and germs deep inside the fibers where cleaning and extraction cannot be reached leading to environmental concerns. Also, due to the age, replacement squares for the carpet are no longer available.

The cost includes both upstairs and downstairs of the Municipal Services Building for a total of 23,700 square feet.

Fiscal Impact:


The not to exceed amount of \$193,980 for this Job Order Contract includes a 10% contingency for any unanticipated costs or services. Available funding for these services has been identified in Facilities' FY 2020/21 operating budget within the maintenance and repair line item (101-410-0130-00000-404300). This account has a current available balance of \$332K.

Alternatives:

The Council could direct staff not to move forward with the carpet replacement and continue performing carpet maintenance as scheduled. The impact of this would be the continued degradation of the carpet leading to very unsightly conditions.

Attachment(s):

1. a. Job Order #5 - SD Crane

	<p>JOB ORDER</p>	<p>CONTRACT NO. 2019-142 JOB ORDER NUMBER: 05</p>	<p>April 15, 2021</p>
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TO: SD Crane Builders, Inc.
Job Order Contracting Contractor ("Contractor")

FROM: Vincent Mauro
Superintendent, Facility Services Division - Public Works Department
Town of Queen Creek

RE: TOQC 2 Story Building Carpet Replacement

This Job Order is issued pursuant to the Agreement between the Town of Queen Creek and SD Crane Builders, Inc. dated **April 7, 2021**, and the other documents that were made part of and referenced in the Agreement. This Job Order is the Notice to Proceed with the subject Job Order Project on the below Job Order Beginning Date. The terms of this Job Order are as follows:

Part I - Scope of Job Order Work	
1.	Description of the Scope of Job Order Work: Project consists of the 2 Story Building Carpet Replacement per Scope of Work dated April 7, 2021, "Attachment 1".
2.	Description, Unit of Measurement, Price of Tasks and their quantity should be submitted by Contractor to the Town of Queen Creek as " Attachment 1 ", if applicable.
3.	A list of Drawings and Specifications for the Project is attached as " Attachment 2 ", if applicable.

Part II - Specific Information			
1.	Job Order Price	\$176,345.55	
2.	Schedule	Job Order Beginning Date: (Date project must start)	Upon Approval
		Job Order Final Completion Date: i.e. Date project is complete, including, without limitation, all deficiency, incomplete or correction items (Job Order Punch List)	Upon Completion
If there are more than sixty (60) calendar days between the Beginning Date and the Final Completion Date, or if the Town of Queen Creek has requested a Job Order Progress Schedule, a Job Order Progress Schedule should be attached as " Attachment 3 ".			

Part III - Approvals

SD Crane Builders, Inc.

Date

Vincent Mauro, Project Manager

Date

Troy White, Public Works Director

Date

John Kross, Town Manager

Date

Attachment: a. Job Order #5 - SD Crane (MSB Carpet Replacement)

Gail Barney, Mayor

Date

Attachment: a. Job Order #5 - SD Crane (MSB Carpet Replacement)



PROJECT COST BUDGET

PROJECT: TOQC 2 Story Building Carpet Replacement SDC ROC175959
 DURATION: 10 Working Days 14 Calendar Days 20-010
 LEAD TIME: MRRA 4.7.2021

Mohave Contract #19F-SDC-0904

Scope of Work: Install new carpet per Owner email 4/1/2021
 B-1 Johnsonite 4.5" with Toe Rolls Color TBD – 3,000 LF
 Johnsonite Adapter CTA-40-C Cpt / VCT – 84 LF
 Demo Existing Carpet Tile – 2,220 SY
 Scrape Existing Mastics – 20,200 SF
 Move Furniture at Office – 700 SY
 Lifting Systems Furniture in Open Office Areas
 Provide dumpsters

CSI DIV.	Cost Code	DESCRIPTION	WORK BY GENERAL/ SUBCONTRACTOR	TOTAL
1		GENERAL CONDITIONS		
	01060	- Superintendent		\$ 4,560.00
	01085	- Project Manager		\$ 2,175.00
	01088	- Project Coordinator		\$ 1,312.50
	01120	- Dumpster		\$ 1,600.00
	01120	- Dumpster Rental		\$ 50.00
9		FINISHES		
	09655	- Flooring	Sun Country	\$ 128,684.00
MARK UPS		CONFIDENTIAL - INTERNAL USE ONLY		
		Subtotal - Direct Costs		\$ 138,381.50
	17200	FEE	11.25%	\$ 15,567.92
	17100	Insurance	1.210%	\$ 1,940.18
	17120	Builders Risk Insurance		\$ 400.00
	17400	Bonds	1.300%	\$ 2,292.49
	17300	Sales Tax	MRRA	\$ -
	17335	Mohave Fee	1%	\$ 1,763.46
		SUBTOTAL		\$ 160,345.55
	17040	Owner Contingency		\$ 16,000.00
GRAND TOTAL				\$ 176,345.55
CONFIDENTIAL - INTERNAL USE ONLY				

Attachment: a. Job Order #5 - SD Crane (MSB Carpet Replacement)



Requesting Department

Public Works

TO: HONORABLE MAYOR AND TOWN COUNCIL
THROUGH: JOHN KROSS, ICMA-CM, TOWN MANAGER
FROM: TROY WHITE, PUBLIC WORKS DIRECTOR
RE: Consideration and possible approval of Project Order Number 006 Amendment, #4 for TY LIN International in the amount not to exceed \$248,432.04 for final design services of CIP projects A1505 Meridian Road: Combs Road to Queen Creek Wash and A1507 Meridian Road: Queen Creek Road to Germann Road. (FY20/21 Budgeted Item)
DATE: May 5, 2021

Staff Recommendation:

Staff recommends approval of Project Order No. 006 Amendment #4 for TY Lin International in the amount not to exceed \$248,432.04 for final design services of CIP projects A1505 Meridian Road: Combs to Queen Creek Wash and A1507 Meridian Road: Queen Creek Road to Germann Road.

Relevant Council Goal(s):

Superior Infrastructure - Capital Improvement Program

Proposed Motion:

Motion to approve Project Order No. 006 Amendment #4 for TY Lin International in the amount not to exceed \$248,432.04 for final design services of CIP projects A1505 Meridian Road: Combs to Queen Creek Wash and A1507 Meridian Road: Queen Creek Road to Germann Road.

Discussion:

Council previously approved Project Order No. 006 to TY LIN International for the design of a 2-lane roadway from Combs Road to Germann Road. Council also previously approved Delegation Resolution No 1283-19 for Meridian Road Phase 1. TY LIN Amendments #1 and #2 were approved under that Delegation Resolution which included design and construction on Meridian from Combs Road to Cherrywood. In addition, Council approved TY LIN Amendment #3 in a separate action on August 19, 2020.

This amendment #4 to the TY LIN design contract covers two projects:
1) A1505 Meridian Road: Combs Road to Queen Creek Wash
2) A1507 Meridian Road: Queen Creek Road to Germann Road

This Amendment #4 will include additional engineering for both projects on Meridian Road between Combs and Germann. Additional utility coordination efforts include newly planned water and sewer infrastructure along the project and coordination of layouts of Salt River Project and Queen Creek Irrigation District lines. Area drainage feature updates include additional analysis of the Queen Creek wash crossing and incorporation of updated drainage studies along the project which may result in reduced construction costs. Coordination with private development along the project area includes updating the design for current private development plans due to timing of project construction.

The Town is a partner with Pinal County in both projects. The county is funding 50% of all costs associated with the projects and using Pinal County designated SRP aesthetics funds, which counts towards their 50% share, to transition the overhead electrical distribution to underground infrastructure.

The current project schedule for A1505 Meridian Road - Combs Road to Queen Creek Wash is design completion by end of April 2021 with the project advertised for bidding in May 2021 and bids to be submitted in mid to late June 2021. Approval of the construction contract is expected in July/August with construction beginning shortly thereafter. The current schedule for A1507 Meridian Road - Queen Creek Road to Germann Road is design completion by end of May 2021 with procurement occurring in June and July and award of a construction contract in August/September. A future delegation resolution amendment for construction will be forthcoming when final construction cost estimates are known for both projects.

Fiscal Impact:

Meridian Road Projects, A1505 and A1507, have a combined total project budget of \$18,968,206. A total of \$9,405,713 has previously been authorized by the following Town Council actions:

Design Project Order No. 006 (3/20/2019)	\$ 829,892
Delegation Resolution 1283-19 (9/4/2019)	4,430,000
Project Order No. 006 Amendment #3 (8/19/2020)	115,412
Delegation Resolution 1386-21 (2/3/21)	<u>4,030,409</u>
Total	\$9,405,713

Sufficient budget exists within the FY21 budget to approve this project order Amendment #4 for \$248,432. After the Amendment, the remaining available project budget will be \$9,314,061.

Project A1505 is included in the Town’s current Infrastructure Improvement Plan (IIP) and is funded 5.6% from growth and 94.4% from non-growth sources. Project A1507 was not under consideration during the IIP development and therefore does not have a growth funding component. Both projects were included in the June 2020 excise tax bond issue.

Alternatives:

Council could decide not to move forward with the contract amendment with TY LIN

International and direct staff to find other ways to provide these essential design services. One alternative is contracting with a separate consultant to complete the required engineering work included in this amendment. The impact of hiring a separate consultant would result in a significant delay in the project due to the time involved to procure another engineering firm to perform the work and the time for the second firm to familiarize themselves with the project.

Attachment(s):

1. a. Project Order No. 006-4 TY LIN
2. b. Site Map

MASTER ENGINEERING AGREEMENT

**PROJECT ORDER: No. Meridian Road – Combs Road to Germann Road
TOQC Proj. No. 006
Amendment #4**

DATE: April 19, 2021

Issued by: Public Works, CIP

**Issued to: T Y Lin International
60 E. Rio Salado Parkway, Suite 501
Tempe, AZ 85281**

**Project: Amendment #4 for Final Design Services for Meridian Road – Combs Road to
Germann Road.
TOQC Proj. No. 006, CIP No. A1505 and A1507**

The Consultant shall perform the work and services set forth herein, in accordance with the terms and conditions of the Master On-Call Professional Services Contract 2016-117, dated December 21, 2016 between the Consultant and the Town.

GENERAL PROJECT DESCRIPTION AND SCOPE OF CONSULTANT'S WORK:**Background:**

TY LIN completed design for a temporary 2-lane roadway between Combs Road and Queen Creek Wash, which were accounted for as part of Addendum #1, Addendum #2 and Addendum #3. Addendum #4 is for additional design services including: Survey and Right-of-Way, Legal Descriptions and Exhibits, Project Management and Meetings, and Utility Potholes. The additional tasks are listed in the Scope of Work dated April 16, 2021.

Scope of Work:

The Consultant will provide the additional final design services for Meridian Road as outlined in the Proposal dated April 16, 2021.

PROJECT SCHEDULE:

Services to begin upon Notice to Proceed.

BASIS FOR PAYMENT:

Project cost were \$829,891.82 as outlined in the original proposal plus \$66,171.90 (Amendment #1), \$118,150.13 (Amendment #2), \$115,411.45 (Amendment #3) and \$248,432.04 for Amendment #4 and as outlined in the Scope of Work dated April 16, 2021 for a total project cost of \$1,378,057.34

Attachment: a. Project Order No. 006-4 TY LIN (A1505 TY Lin Amendment #4)

SPECIAL CONDITIONS (if any):

- 1. Any items not specifically included within the scope of this proposal are excluded. If additional items are added to the contract they will be performed in accordance with rates & fees shown on the "Master On-Call Professional Services Contract".

ADDITIONAL CONTRACT DOCUMENTS (if any):

N/A

Town of Queen Creek, An Arizona Municipal Corporation

Approval of Town Council,

Approval of Contract Administrator,

By: _____
Gail Barney, Mayor

By: _____
John Kross, Town Manager

ATTEST:

Maria Gonzalaz, Town Clerk

TY Lin International, an Arizona corporation

Signature

James Barr

Print Name

Vice President

Title

4/19/21

Date

Attachment: a. Project Order No. 006-4 TY LIN (A1505 TY Lin Amendment #4)



April 16, 2021

Mr. Reed Caldwell, PE
CIP Project Manager
Town of Queen Creek
22350 S. Ellsworth Road.
Queen Creek, AZ 85242

Subject: Addendum 4 for Final Design of Meridian Road – Combs Road to Germann Road
TOQC Project No. A1505 and A1507

Dear Reed:

TY Lin International (Consultant) is pleased to present this proposal for additional design services for the Meridian Road project between Combs Road and Germann Road. This addendum accounts for additional design services including revisions to right of way strip maps, development of Supplemental Exhibit (Roll Plot), revisions to Roadway Design and Plans, revisions to Signing and Marking Design and Plans, additional Project Management and Meetings, additional Utility Potholes and the addition of post design services that will be required as part of this project. Detailed description for all tasks is outlined in the following.

Tasks

Task 1100 – Survey and Right-of-Way

The following is a list of additional services provided by Consultant:

- Modifications to the Meridian Road South Right of Way Strip Map to include revisions throughout the project. Consultant also developed a separate edition to show new acquisitions in color (instead of black and white). Some of the revisions include: Update right of way (existing and new), update easements (drainage, temporary construction easements, SRP easement, grading easements, PUE). Modifications include increasing/decreasing areas as well as complete relocation of easements (SRP easement was shifted from west side to east side and PUE was modified to be within the ROW for a small segment on the west side, etc.)
- Modifications to the Meridian Road North Right of Way Strip Map to include revisions throughout the project. Some of the revisions include: Update right of way (existing, new, future, dedicated), update easements (drainage, SRP easement, USBR easement, grading easement, PUE). Modifications include increasing/decreasing areas as well as complete relocation of easements (SRP easement was shifted to stay inside ROW approaching Germann Road, PUE was removed from the west side, private irrigation easement was added, USBR easement was shifted/modified, etc.)

Task 1200 – Legal Descriptions and Exhibits

The following is a list of additional services provided by Consultant:

- The Town has requested Consultant to provide legal descriptions and exhibits for the new SRP Easements that will be required as part of Meridian Road, from Queen Creek Road/Pima Road to Germann Road. The legal descriptions and exhibits will be prepared by sub consultant EPS Group Inc. and will be prepared per SRP standards and guidelines. Consultant shall utilize this task to coordinate with SRP and sub consultant and obtain approval from SRP. Consultant shall provide CAD files to sub consultant for the preparation of legal descriptions and exhibits. This task shall be utilized once the task/budget from the original contract is completed.



Task 1300 – Supplemental Exhibits

At the Town's request, Consultant provided additional services to create a Roll Plot Exhibit for Meridian Road North (Queen Creek Road/Pima Road to Germann Road). The Roll Plot Exhibit was created at 120"x36" and showed the following information:

- Existing Right of Way / Easements / Property Lines / Section Lines
- New Right of Way / Easements
- Existing Utilities
- New Utilities (QCID / Water / Sewer / SRP)
- Existing Topo
- Existing Aerial
- New Roadway Improvements (Ultimate Configuration) Pavement and Marking
- New Traffic Signal at Queen Creek Road / Pima Road / Meridian Road
- Future Traffic Signal by others at Germann Road / Meridian Road
- New Drainage Improvements (Offsite Channel, Scuppers, Box Culverts, Retention Basins)
- New ITS and Street Lights
- New Development (Barney Farms)
- A total of 9 Typical Sections showing proposed improvements throughout the project limits. Typical sections included proposed lane configuration and widths as well as existing and future utilities (including the associated easements).

The Roll Plot exhibit was developed with specific layers so that the user can "turn on/off" layers and visualize the project features. The Roll Plot exhibit has been modified several times throughout the project to keep it updated.

Task 10100 - Roadway Design and Plans

The following is a list of additional services provided by Consultant:

- Meridian Road South: At the Town's request, Consultant shall evaluate the potential to detach the proposed sidewalk along the west side of Meridian Road between approximate STA 112+00 and 124+00. Consultant shall review the design of the multi-use trail that is planned along this area and evaluate the potential of providing the required grading within the proposed easements (if possible). In addition, Consultant shall modify the proposed scupper at STA 124+00 to span the entire width of the sidewalk and multi-use trail.
- Meridian Road North: Revisions to the proposed pavement improvements/layout were performed after direction from the Town that any proposed pavement improvements were to be removed from the northeast corner of Queen Creek Road/Pima Road/Meridian Road intersection.
- Meridian Road North: Addition of a new private irrigation pipe from approximate STA 286+00 to STA 302+00. The private irrigation pipe is to tie into the existing pipe on the south end and into a junction box on the north end. The junction box will include a pipe outlet that will be utilized by others to allow for irrigation of the Barney property by either concrete pipe or canal (by others).
- Meridian Road North: Modifications to proposed improvements to accommodate access to the proposed Barney Farms Tank site.
- Other minor revisions required to finalize design and obtain Town's approval on both Meridian Road South and North projects.



- Develop additional waterline relocation sheets based on potential conflicts once pothole results are received.
- Addition of North Creek development along the east side of Meridian Road.

Task 10200 - Drainage Design and Plans

Per the Town's request, modifications will be required to the proposed retention basin G located in the Meridian Road South project. The retention basin on the east side of Meridian and north of Queen Creek Wash shall be modified to allow for the construction of a new trail node.

The hydrologic drainage analysis shall include drafting a drainage memorandum that will be added to the Sealed Drainage Report as an appendix. The memorandum will evaluate the required retention along with incorporating the proposed development retention, channels and any storm drain necessary onsite. At a minimum, the Drainage Memorandum will include the following discussion items:

- Project description/Reason for analyses
- Onsite hydrology
- Retention Basin Analysis, Channel and Storm Drain Analysis (If necessary)
- Drainage exhibits/diagrams
- Conclusions

A draft Drainage Memorandum will be submitted to the Town for review.

Upon receipt of Town comments, a final sealed Drainage Memorandum will be submitted and shall include calculations. A sealed digital copy will be provided including all electronic files. All digital files that are used to generate the calculations, maps, and exhibits shall be These digital files may include, but not limited to, HEC-1 files, HEC-RAS files, FLO-2D files for Hydrology, DDMSW files for River Mechanics, Excel spreadsheets, FlowMaster files, StormCAD files, ArcMap files, digital terrain data, and other software input/output files.

Task 10900 – Signing and Marking Design and Plans

The following is a list of additional services provided by Consultant:

- Meridian Road North: Revisions to the proposed signing and marking layout were performed after direction from the Town that any proposed pavement improvements were to be removed from the northeast corner of the Queen Creek Road/Pima Road/Meridian Road intersection. The initial design included NB thru traffic on the east side of the section line across the intersection and shifted to the west as it traveled north. The revision included the NB thru traffic to be on the west side of the section line across the intersection, which created a larger transition taper to the south and extended the proposed project limits. This modification also generated revisions north of the intersection, including the removal of a dedicated right turn lane (SB to WB) in order to accommodate all traffic west of the section line.
- Meridian Road North: Modifications to the Queen Creek Road signing and marking configuration was done after Consultant received the final offsite improvement plans for the Barney Farms Development. The proposed improvements did not match the "ultimate" improvements on the north side which had been used by Consultant to develop the layout. The proposed lanes had to be shifted 4' south in order to match the offsite improvement plans for Barney Farms which is currently under construction.

Task 21000 – Project Management and Meetings

The following is a list of additional services provided by Consultant:



- Additional project management, coordination and meetings have been required as part of the project. The original project schedule showed completion of design by September 2020 and the current anticipated completion date for design is expected to be May 2021. In addition, Consultant has held several additional meetings and coordination efforts throughout the project with a multitude of stakeholders, including (but not limited to): SRP, City of Mesa, George Cairo Engineers, Inc., Dibble Engineering, EPS Group Inc, J2 E&E Design, Town of Queen Creek Staff and others.

Task 32000 – Utility Potholes

The following is a list of additional services provided by Consultant:

- The original budget was used to cover all of the potholes for Meridian Road South (Combs Road to north of Queen Creek Wash) which covered the temporary improvements (Phase 1) and interim improvements (Phase 2). A total of 38 additional potholes have been included as part of this proposal to cover Meridian Road North (Queen Creek Road to Germann Road) improvements (Phase 3). Consultant shall prepare a pothole request list and map and provide to Cobb Fendley (Subconsultant) for review. Consultant shall coordinate with the Town and Subconsultant to aid in the permit preparation/approval process. Once potholes are obtained, Consultant shall utilize the information provided to update the design and plans to show all of the potholes in profile view as necessary (i.e. box culvert, connector pipe, scupper profile views).

Task 55000 – Unforeseen Design Updates (Allowance)

If necessary, Consultant shall update the project plans, special provisions and opinion of probable cost to reflect unforeseen substantial changes in condition at any time during the project’s development. (i.e. changes in Town design standards, modifications to Developer’s site plan which would impact project design, etc.). Consultant shall be compensated under this allowance item for incorporating changed conditions into the plans. Consultant shall not proceed with any expenditure of this allowance without prior approval from the Town Project Manager.

Task 60000 – Post Design Services (Allowance)

At the Town’s request, Consultant will provide post design services for Meridian Road South Phase 2 (interim road) and Meridian road North Phase 3 (interim road). Anticipated tasks include the following:

- Attend at construction meetings (as requested);
- Respond to questions during bidding process;
- Assist in the preparation of addendums;
- Respond to RFI’s;
- Review shop drawings;



The total additions to the contract result in an increase in fee of **\$248,432.04** (See attached Exhibit 'A' - Compensation). Should you have any questions and/or require additional information, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carlos".

Carlos Sanchez Soria, P.E.
Transportation Group Manager | Senior Project Manager

Attachment: a. Project Order No. 006-4 TY LIN (A1505 TY Lin Amendment #4)



EXHIBIT A - COMPENSATION

TOQC PROJECT NO. A1505
ADDENDUM 4 FOR MERIDIAN ROAD - COMBS ROAD TO GERMANN ROAD

TASK	DESCRIPTION	PROJECT MANAGER \$74.36		PROJECT ENGINEER \$47.70		DESIGN ENGINEER \$38.57		CADD TECHNICIAN \$28.57		SUB CONSULTANT	TOTAL HOURS	TOTAL DIRECT RATE	OVERHEAD 150.73%	PROFIT 10%	TYLI TOTAL	TOTAL FEE
		Hours	\$	Hours	\$	Hours	\$	Hours	\$	\$						
	BASIC SERVICES															
1100	Survey and Right-of-Way					40	\$1,542.80	40	\$1,142.80		80	\$2,685.60	\$4,048.00	\$673.36	\$7,406.97	\$7,406.97
1200	Legal Descriptions and Exhibits	8	\$594.88	24	\$1,144.80					\$14,000.00	32	\$1,739.68	\$2,622.22	\$436.19	\$4,798.09	\$18,798.09
1300	Supplemental Exhibits	24	\$1,784.64	60	\$2,862.00			160	\$4,571.20		244	\$9,217.84	\$13,894.05	\$2,311.19	\$25,423.08	\$25,423.08
10100	Roadway Design and Plans	8	\$594.88	120	\$5,724.00	140	\$5,399.80	180	\$5,142.60		448	\$16,861.28	\$25,415.01	\$4,227.63	\$46,503.92	\$46,503.92
10200	Drainage Design and Plans	4	\$297.44	40	\$1,908.00	80	\$3,085.60	40	\$1,142.80		164	\$6,433.84	\$9,697.73	\$1,613.16	\$17,744.72	\$17,744.72
10900	Signing and Marking Design and Plans			40	\$1,908.00			60	\$1,714.20		100	\$3,622.20	\$5,459.74	\$908.19	\$9,990.14	\$9,990.14
21000	Project Management and Meetings	120	\$8,923.20	80	\$3,816.00						200	\$12,739.20	\$19,201.80	\$3,194.10	\$35,135.10	\$35,135.10
32000	Utility Potholes	2	\$148.72	8	\$381.60	16	\$617.12	60	\$1,714.20	\$31,710.00	86	\$2,861.64	\$4,313.35	\$717.50	\$7,892.49	\$39,602.49
55000	Unforeseen Design Updates (Allowance)											\$7,500.00	\$11,304.75	\$1,880.48	\$20,685.23	\$20,685.23
60000	Post Design Services (Allowance)	40	\$2,974.40	120	\$5,724.00			40	\$1,142.80		200	\$9,841.20	\$14,833.64	\$2,467.48	\$27,142.32	\$27,142.32
	GRAND TOTAL	206	\$15,318.16	492	\$23,468.40	276	\$10,645.32	580	\$16,570.60	\$45,710.00	1,554	\$73,502.48	\$110,790.29	\$18,429.28	\$202,722.04	\$248,432.04

Attachment: a. Project Order No. 006-4 TY LIN (A1505 TY Lin Amendment #4)



Carlos Sanchez-Soria, PE
TY Lin International
60 East Rio Salado Pkwy, Suite 501
Tempe, AZ 85281

VIA E-MAIL

Dear Carlos:

**Re: Level A Subsurface Utility Engineering Services
Meridian Rd – Queen Creek Rd to Germann Rd**

Cobb, Fendley & Associates, Inc. (CobbFendley) is pleased to provide this proposal for the Subsurface Utility Engineering (SUE) services associated with the project referenced above. The proposed Scope of Services and Basis of Compensation are outlined below.

Scope of Services

SUE Level A: Test Holes (Locate)

Utility test holes will be performed where the vertical location of existing underground utilities is critical. TY LIN will identify test hole locations based on their conflict analysis. CobbFendley will assist with the final test hole placement to limit impacts to traffic and local businesses. A detailed description of test hole services is below under SUE Level A services. **A total of 38 test holes are included in this proposal.**

Locate means to obtain precise horizontal and vertical position, material type, condition, size and other data that may be obtainable about the utility facility and its surrounding environment through exposure by non-destructive excavation techniques that ensures the integrity of the utility facility.

During Level A Services, CobbFendley will:

1. Coordinate with utility owner inspectors as may be required by law or utility owner policy.
2. Neatly cut and remove existing pavement material, such that the cut not to exceed 0.10 square meters (1.076 square feet) unless unusual circumstances exist.
3. Measure and record the following data on an appropriately formatted test hole data sheet.
 - A. Elevation of top and/or bottom of utility tied to the datum of the furnished plan.
 - B. Identify a minimum of two benchmarks utilized. Elevations shall be within an accuracy of 2.54 cm (1.0 inches) unless a more precise tolerance is specified for the specific location being investigated.
 - C. Elevation of existing grade over utility at test hole location.
 - D. Horizontal location referenced to project coordinate datum.

Attachment: a. Project Order No. 006-4 TY LIN (A1505 TY Lin Amendment #4)

- E. Outside diameter of pipe or width of duct banks and configuration of non-encased multi-conduit systems.
 - F. Utility facility material(s).
 - G. Utility facility condition.
 - H. Pavement thickness and type.
 - I. Coating/Wrapping information and condition.
 - J. Unusual circumstances or field conditions.
4. Excavate test holes in such a manner as to prevent any damage to wrappings, coatings, cathodic protection or other protective coverings and features.
 5. Be responsible for any damage to the utility during the locating process. In the event of damage, CobbFendley shall stop work, notify the appropriate utility facility owner, client project manager, and appropriate regulatory agencies. CobbFendley will not resume work until the utility facility owner has determined the corrective action to be taken.
 6. Back fill all excavations with appropriate material, compact backfill by mechanical means, and restore pavement and surface material.
 7. Furnish and install a permanent above ground marker directly above center line of the utility facility.
 8. Provide complete restoration of work site and landscape to equal or better condition than before excavation.
 9. Plot utility locate position information to scale and provide a comprehensive utility plan. This information will be provided in AutoCAD format.

SERVICES TO BE PROVIDED BY TY LIN

TY Lin shall furnish the following information, as available, for SUE services at no cost to CobbFendley:

1. Provide roadway plans showing the project limits, alignment, benchmarks, project control data, profile, cross section information and test hole locations for the selected projects. CobbFendley may review the test hole locations and recommend changes, as required.
2. Lists of utility and/or agency contact persons if known.
3. Other available information or assistance as appropriate.
4. Provide utility line style and symbology, if desired.

Basis of Compensation

The above scope of SUE Level A services can be completed based on the attached table. This is a project specific quote. The total value of this proposal is \$31,710.00.

Attachment: a. Project Order No. 006-4 TY LIN (A1505 TY Lin Amendment #4)

If this summary is acceptable, please forward an authorization to proceed. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.



Joseph R. Cherry
SUE Project Manager

SUE Level A Estimate - Meridian Rd - Queen Creek to Germann Rd

CobbFendley 2020

Classification		Rate	Unit	Quantity	Cost
Project Manager		\$ 190.00	Hour	12	\$2,280.00
Technician II (Drafting)		\$ 90.00	Hour	20	\$1,800.00
Registered Professional Land Surveyor		\$ 170.00	Hour	4	\$680.00
2-Person Survey Crew*		\$ 145.00	Hour	20	\$2,900.00
Utility Potholes*					
0-5 feet deep (outside pavement or near edge)		\$ 550.00	Each	15	\$8,250.00
0-8 feet deep (outside pavement or near edge)		\$ 600.00	Each	15	\$9,000.00
0-5 feet deep (in pavement)		\$ 600.00	Each	2	\$1,200.00
5-8 feet deep (in pavement)		\$ 650.00	Each	2	\$1,300.00
8-12 feet deep		\$ 700.00	Each	4	\$2,800.00
Other Direct Expenses					
MAG Standard (Half Sack Slurry Backfill in ROW)	At Cost +10%	\$ 400.00	Day	1	\$400.00
Hot Patch Asphalt Restoration	At Cost +10%	\$ 150.00	Each	4	\$600.00
Traffic Control / Barricades	At Cost +10%	\$ 500.00	Day	1	\$500.00
Municipal Permit Application & Review	At Cost +10%	\$ 132.00	Each	0	\$0.00

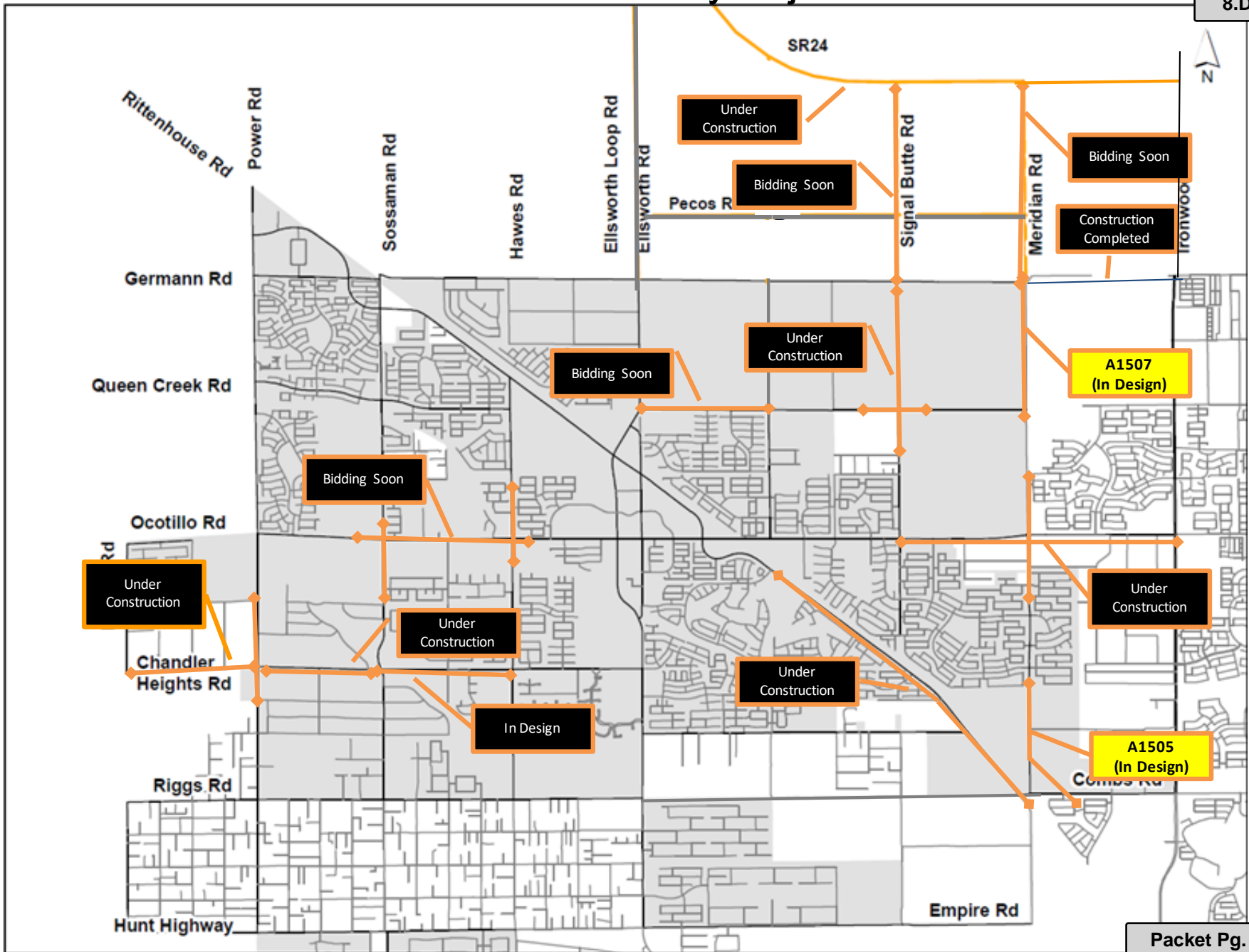
*Rates shown include personnel, vehicles & standard equipment necessary to complete the task. Cobb Fendley will include supporting backup documentation for all approved reimbursable expenses.

Subtotal for Personnel	\$7,660.00
Subtotal for Utility Test Holes	\$22,550.00
Subtotal for Other Direct Expenses	\$1,500.00

TOTAL \$31,710.00

Attachment: a. Project Order No. 006-4 TY LIN (A1505 TY Lin Amendment #4)

Active Roadway Projects



Attachment: b. Site Map (A1505 TY Lin Amendment #4)



Requesting Department

Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL
THROUGH: JOHN KROSS, ICMA-CM, TOWN MANAGER
FROM: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR ;CHRIS DOVEL, TOWN ENGINEER; MARC PALICHUK, PRINCIPAL ENGINEER
RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE "FINAL PLATS" FOR LIGHT SKY RANCH PHASE 1 & 2, A REQUEST BY SANDIMUS LLC AND SANDIMUS QUEEN CREEK LLC.
DATE: May 5, 2021

Staff Recommendation:

Staff recommends approval of the Final Plats for Light Sky Ranch Phase 1 & 2, a request by Sandimus LLC and Sandimus Queen Creek LLC.

Relevant Council Goal(s):



Superior Infrastructure

Proposed Motion:

Move to approve the Final Plats for Light Sky Ranch Phase 1 & 2, a request by Sandimus LLC and Sandimus Queen Creek LLC.

History:

May 14, 2014 Planning and Zoning Commission approved the Minor General Plan Amendment (GPA14-009), the Rezone (RZ13-036) and the Preliminary Plat (SD13-037).

June 4, 2014 Town Council approved the Minor General Plan Amendment (GPA14-009), the Rezone (RZ13-036) and the Preliminary Plat (SD13-037).

Discussion:

The applicant is requesting approval of the Light Sky Ranch subdivision which consists of Phase 1 & 2 Final Plats. Light Sky Ranch is a 111-lot single-family residential subdivision on approximately 41.9 acres located at the southeast corner of Queen Creek Road and Crismon Road. The subdivision has underlying R1-7 PAD zoning with a calculated density of 3.75 homes per acre. This is consistent with the General Plan land use designation. The number of Lots and acreage of each phase is summarized below:

Phase 1

63 Lots, 24.9 Acres

Phase 2

48 Lots, 17.0 Acres

Light Sky Ranch provides one (1) point of access onto Queen Creek Road, and one (1) point of access onto Crismon Road. Onsite local streets and offsite roadway improvements for the adjacent roadway arterials will be constructed per the approved phasing plan.

Fiscal Impact:

The Town will receive building permit fees for all homes that develop within the 111-lot subdivision. The Owner (Sandimus LLC and Sandimus Queen Creek LLC) will complete onsite and offsite roadway improvements that will require future maintenance costs by the Town.

Alternatives:

Not to accept the Final Plats for Light Sky Ranch. If the Town does not accept the Final Plats, the subdivision will not be developed at this time and the Town will not collect building permit fees.

Attachment(s):

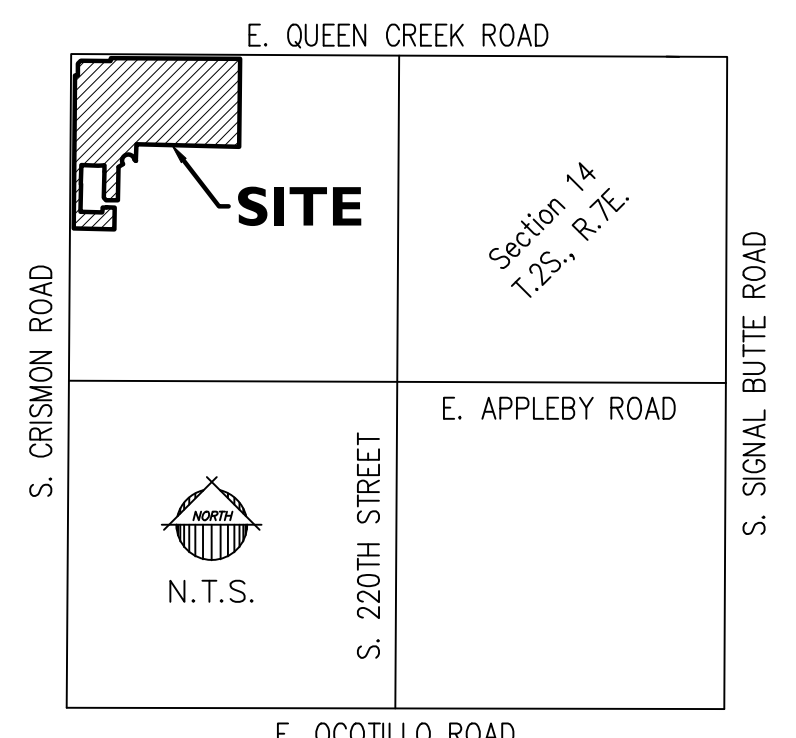
1. Aerial Exhibit - Light Sky Ranch
2. Final Plat - Light Sky Ranch Ph 1
3. Final Plat - Light Sky Ranch Ph 2



Attachment: Aerial Exhibit - Light Sky Ranch (Final Plat - Light Sky Ranches Phase 1 & 2)

Final Plat OF Light Sky Ranch - Phase 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
(NOT TO SCALE)

OWNERS

SANDIMUS, LLC
P.O. BOX 21600
PHOENIX, AZ 85277
TEL: (480) 507-6700
CONTACT: ROY L. PERKINS, JR.

SANDIMUS-QUEEN CREEK, L.L.C.
P.O. BOX 21600
PHOENIX, AZ 85277
TEL: (480) 507-6700
CONTACT: ROY L. PERKINS, JR.

SITE DATA

ZONING	RI-7/PAD
NUMBER OF LOTS	63
NUMBER OF TRACTS	11
MIN LOT AREA	7,971 SF
MIN LOT WIDTH	65'
MIN LOT DEPTH	125'
LOTS AREA	11.7530 ACRES
TRACTS AREA	7.5539 ACRES
RIGHT OF WAY AREA	5.2801 ACRES
TOTAL AREA:	24.5879 ACRES

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ERIC WINTERS, P.E.

SHEET INDEX

- 1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS
- 2 FINAL PLAT
- 3 FINAL PLAT
- 4 FINAL PLAT, LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE AND LINE TABLE
- 5 FINAL PLAT AND DETAIL

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A CASH, PERFORMANCE OR SUBDIVISION BOND, IRREVOCABLE LETTER OF CREDIT, OR SIGNED CERTIFICATE OF OCCUPANCY HOLD AGREEMENT HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert A. Johnston
ROBERT A. JOHNSTON R.L.S.# 37495 2/17/2021 DATE

DEPARTMENT APPROVALS

BY: _____ DATE _____
TOWN ENGINEER
BY: _____ DATE _____
TOWN PLANNING ADMINISTRATOR

TOWN APPROVAL

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA, ON THIS _____ DAY OF _____, 2021.

BY: _____ DATE _____
MAYOR
BY: _____ DATE _____
TOWN CLERK

NOTES

- 1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUND REQUIREMENTS HAVE BEEN SATISFIED.
- 2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE TOWN OF QUEEN CREEK CODES AND ORDINANCES.
- 3. ALL RETENTION BASINS MUST BE MAINTAINED TO DRAIN WITHIN THIRTY-SIX (36) HOURS AFTER A STORM. THE OWNERS OF ANY SUCH BASINS FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASINS INTO COMPLIANCE.
- 4. SEE THE SITE UTILITY AND GRADING PLAN FOR RETENTION AND UTILITIES.
- 5. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING, OPEN SPACE, COMMON AREAS, RECREATIONAL AMENITIES AND ALL RIGHT-OF-WAY LANDSCAPING ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS
- 6. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, SIDEWALKS AND DRIVEWAYS.
- 7. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS EXCEPT; UTILITY INSTALLATIONS, WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING, OR PAVING. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR LANDSCAPING AS APPROVED BY THE TOWN OF QUEEN CREEK. IT SHALL BE FURTHER UNDERSTOOD THAT THE TOWN OF QUEEN CREEK SHALL NOT BE REQUIRED TO REPAIR OR REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.
- 8. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, OR A COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA, NO TREES ARE ALLOWED.
- 9. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE TOWN OF QUEEN CREEK AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF QUEEN CREEK AND SHALL BE CONVEYED BY SPECIAL WARRANTY DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 10. THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
- 11. SALES OFFICES FOR NEW SINGLE FAMILY RESIDENTIAL PROJECTS SHALL PROVIDE NOTICE TO PROSPECTIVE BUYERS THAT THE PROJECT IS LOCATED WITHIN AN OVERFLIGHT AREA. SUCH NOTICE SHALL CONSIST OF A SIGN AT LEAST 2-FOOT X 3-FOOT INSTALLED AT THE ENTRANCE TO THE SALES OFFICE OR LEASING OFFICE AT THE RESIDENTIAL PROJECT. THE SIGN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SALES AND SHALL NOT BE REMOVED UNTIL THE SALES OFFICE IS PERMANENTLY CLOSED. THE SIGN SHALL STATE THE FOLLOWING IN LETTERS OF AT LEAST ONE INCH (1") IN HEIGHT: "THIS SUBDIVISION, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT. FOR ADDITIONAL INFORMATION CONTACT THE ARIZONA DEPARTMENT OF REAL ESTATE AT: 602-468-1414 OR PHOENIX-MESA GATEWAY AIRPORT PUBLIC RELATIONS OFFICE AT: 480-988-7600."
- 12. PUBLIC REPORTS FILED WITH THE ARIZONA DEPARTMENT OF REAL ESTATE SHALL DISCLOSE THE LOCATION OF THE AIRPORT AND POTENTIAL AIRCRAFT OVERFLIGHTS. THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE PUBLIC REPORT: "THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS."
- 13. THE OWNERS OF THE NEW PROJECT, INCLUDING MORTGAGEES, OTHER LIEN HOLDERS AND EASEMENT HOLDERS, SHALL EXECUTE AN AVIGATION EASEMENT PRIOR TO OR CONCURRENTLY WITH THE RECORDATION OF ANY FINAL PLAT OR APPROVAL OF A FINAL SITE PLAN FOR THE NEW PROJECT.

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH AN ALUMINUM CAP FLUSH AT THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2642.53 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, 76.37 FEET;

THENCE, DEPARTING SAID NORTH LINE SOUTH 0 DEGREES 09 MINUTES 23 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, 242.65 FEET;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 0 DEGREES 09 MINUTES 23 SECONDS EAST, 22.00 FEET;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, 1043.87 FEET;

THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 0 DEGREES 44 MINUTES 15 SECONDS EAST, 680.02 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, 829.42 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 21 SECONDS WEST, 126.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 19 DEGREES 40 MINUTES 40 SECONDS EAST A DISTANCE OF 12.00 FEET;

THENCE NORTHWESTERLY 11.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 46 MINUTES 35 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 58.00 FEET;

THENCE SOUTHWESTERLY 199.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 197 DEGREES 05 MINUTES 19 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 56 DEGREES 21 MINUTES 57 SECONDS WEST, 32.14 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 21 SECONDS WEST, 262.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, 91.64 FEET;

THENCE NORTH 44 DEGREES 56 MINUTES 39 SECONDS WEST, 21.66 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 21 SECONDS EAST, 205.07 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1033.00 FEET;

THENCE NORTHERLY 50.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2 DEGREES 49 MINUTES 12 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 87 DEGREES 14 MINUTES 09 SECONDS WEST, 58.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, 135.82 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 21 SECONDS WEST, 150.00 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 2.00 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 21 SECONDS WEST, 226.00 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 175.46 FEET;

THENCE NORTH 5 DEGREES 31 MINUTES 35 SECONDS EAST, 37.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 5 DEGREES 31 MINUTES 35 SECONDS EAST A DISTANCE OF 63.00 FEET;

THENCE NORTHEASTERLY 29.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 30 MINUTES 36 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHEASTERLY 4.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21 DEGREES 02 MINUTES 22 SECONDS;

THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 64.70 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 21 SECONDS WEST, 175.59 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, 326.54 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CRISMON ROAD LYING 33.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 14;

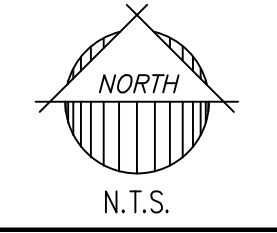
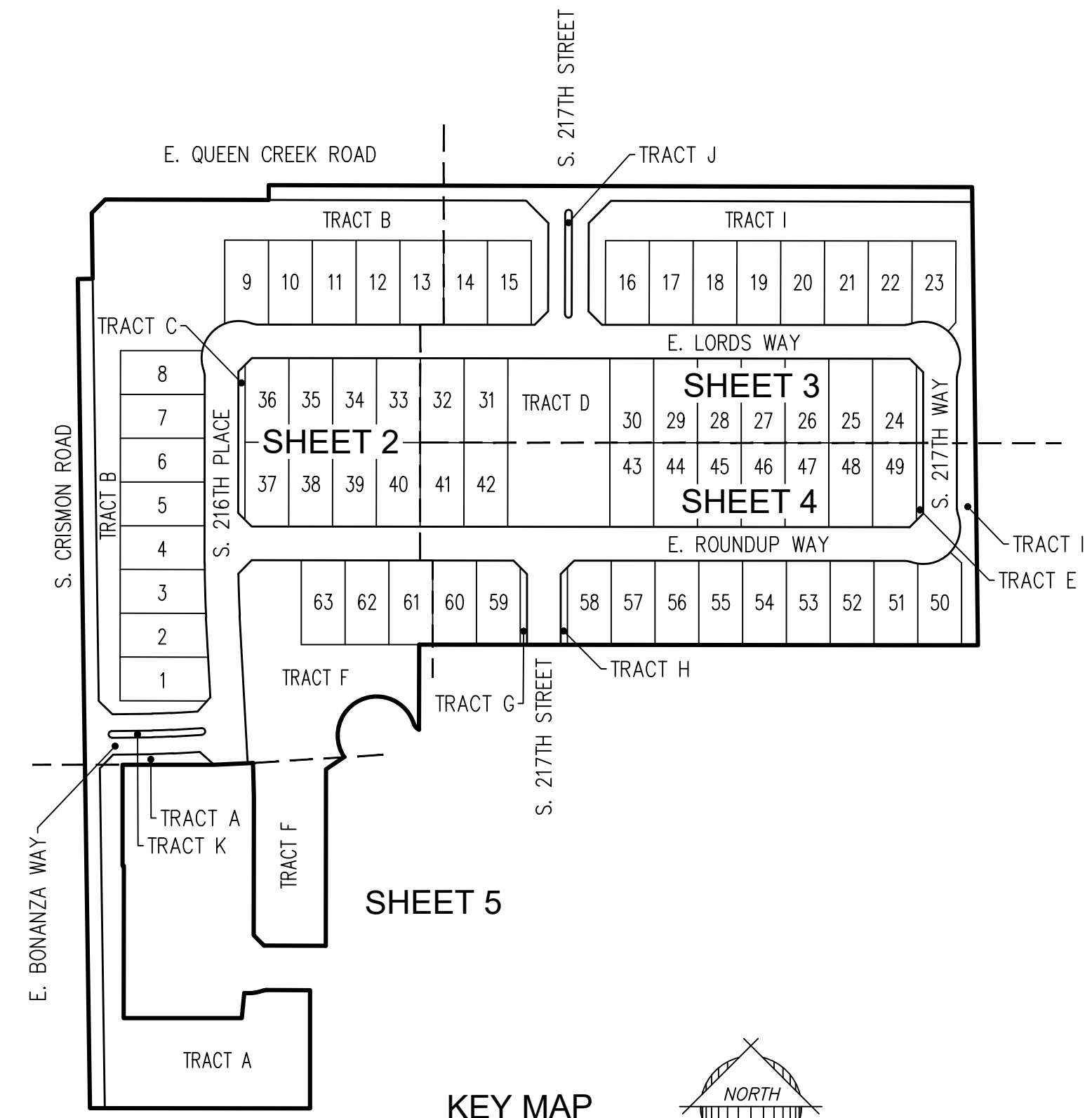
THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 0 DEGREES 50 MINUTES 16 SECONDS WEST, BEING 33.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, 1230.87 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 89 DEGREES 09 MINUTES 44 SECONDS EAST, 22.00 FEET TO A POINT LYING 55.00 FEET EAST OF SAID WEST LINE;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 0 DEGREES 50 MINUTES 16 SECONDS WEST, BEING 55.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, 97.78 FEET;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, BEING COINCIDENTAL TO THE SOUTH RIGHT OF WAY LINE OF SAID QUEEN CREEK ROAD NORTH 45 DEGREES 13 MINUTES 23 SECONDS EAST, 28.33 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINS 24.5879 ACRES, MORE OR LESS.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SANDIMUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SANDIMUS-QUEEN CREEK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "LIGHT SKY RANCH - PHASE 1", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "LIGHT SKY RANCH - PHASE 1" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THE STREET RIGHT-OF-WAY AS SHOWN ON SAID PLAT IS HEREBY DEDICATED TO THE TOWN OF QUEEN CREEK.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB INCLUDING MEDIANS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.

TRACTS "A" THROUGH "K", ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF LIGHT SKY RANCH HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF: SANDIMUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

BY: _____
ITS: _____

IN WITNESS WHEREOF: SANDIMUS-QUEEN CREEK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

BY: _____
ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2021 BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2021 BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 7 EAST

BEING: ASSUMED SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST

BENCHMARK

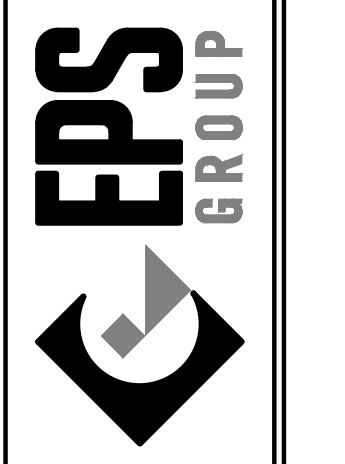
3" MCDOT BQHH, 0.6' DOWN STAMPED "10 11 15 14" AT THE NORTHWEST CORNER OF SECTION 14, T2S, R7E, AT THE INTERSECTION OF CRISMON ROAD AND QUEEN CREEK ROAD. ELEV.= 1413.97 NAVD 88

FLOOD PLAIN

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2790L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

I:\projects\2020\20-1257\Legal Survey\Drawings\Final Plat\Phase 1\20-1257 - Plat - Phase 1.dwg Feb 17, 2021 1:43pm S:\Projects\2020\20-1257\Legal Survey\Drawings\Final Plat\Phase 1\20-1257 - Plat - Phase 1.dwg

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



LIGHT SKY RANCH - PHASE I
QUEEN CREEK, ARIZONA
FINAL PLAT

Revisions:

Designer: RAJ
Drawn by: TJP

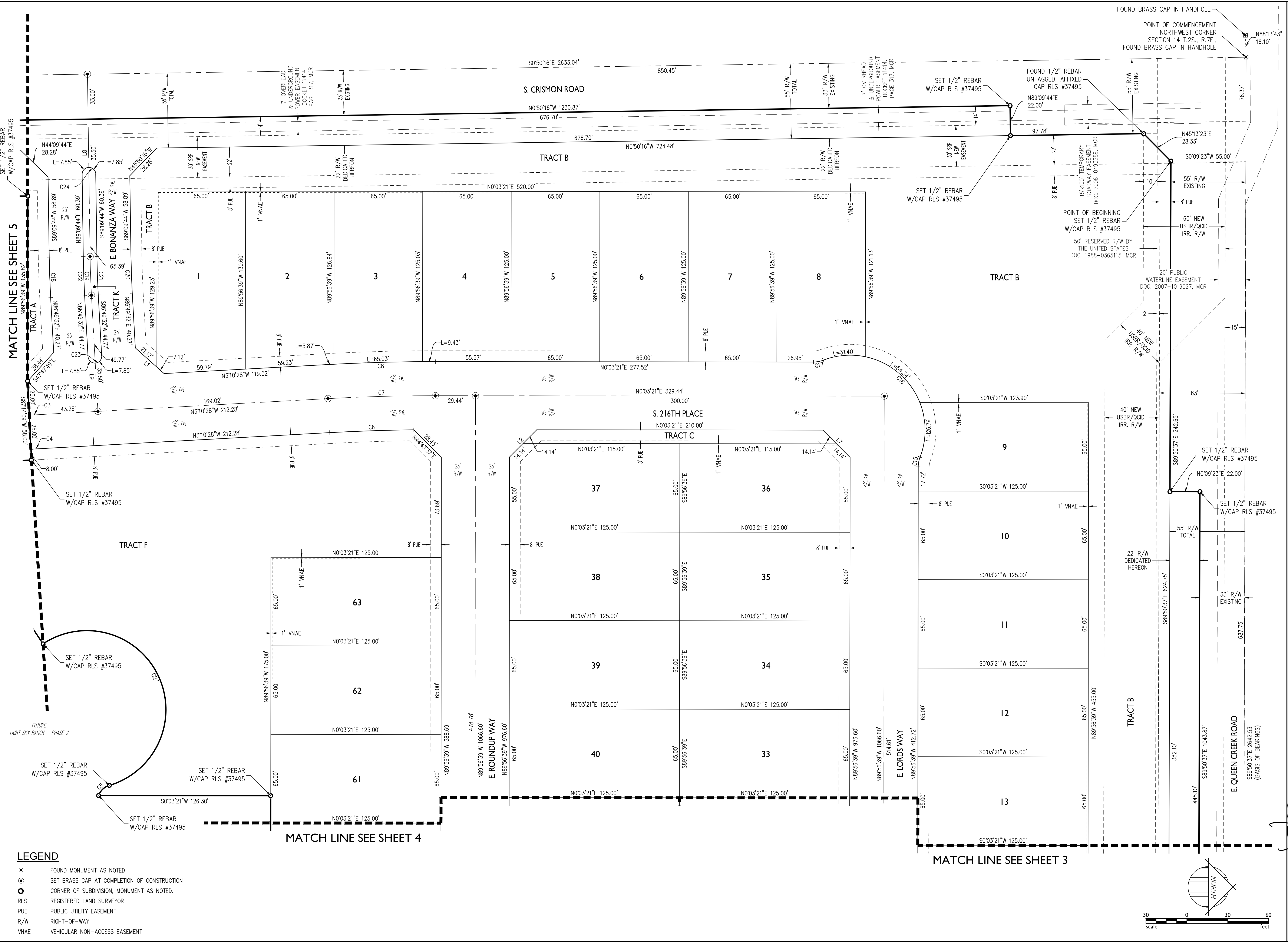


Job No.
20-1257

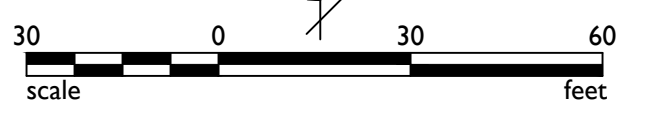
FP01

Sheet No.
1
of 5

Feb 17, 2021 1:43pm S:\Projects\2020\20-1257\Legal Survey\Draws\Final Plat\Phase 1\20-1257 - Plat - Phase 1.dwg



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊙ SET BRASS CAP AT COMPLETION OF CONSTRUCTION
 - CORNER OF SUBDIVISION, MONUMENT AS NOTED.
 - RLS REGISTERED LAND SURVEYOR
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - VNAE VEHICULAR NON-ACCESS EASEMENT



1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

EPS GROUP

LIGHT SKY RANCH - PHASE I

FINAL PLAT

Project: **LIGHT SKY RANCH - PHASE I**
 Location: **QUEEN CREEK, ARIZONA**

Revisions:

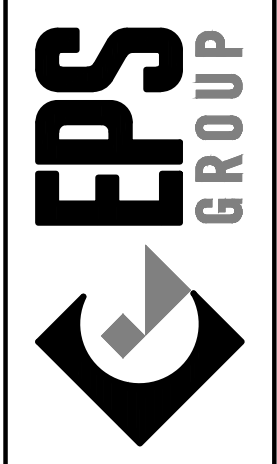
No.	Description

Designer: **RAJ**
 Drawn by: **TJP**

REGISTERED LAND SURVEYOR
 37495
ROBERT A. JOHNSTON
 State of Arizona

Job No. **20-1257**
FP01
 Sheet No. **2** of **5**

Attachment: Final Plat - Light Sky Ranch Phase 1 & 2



LIGHT SKY RANCH - PHASE I
 QUEEN CREEK, ARIZONA
FINAL PLAT

Project: _____

Revisions:

Designer: RAJ
 Drawn by: TJP



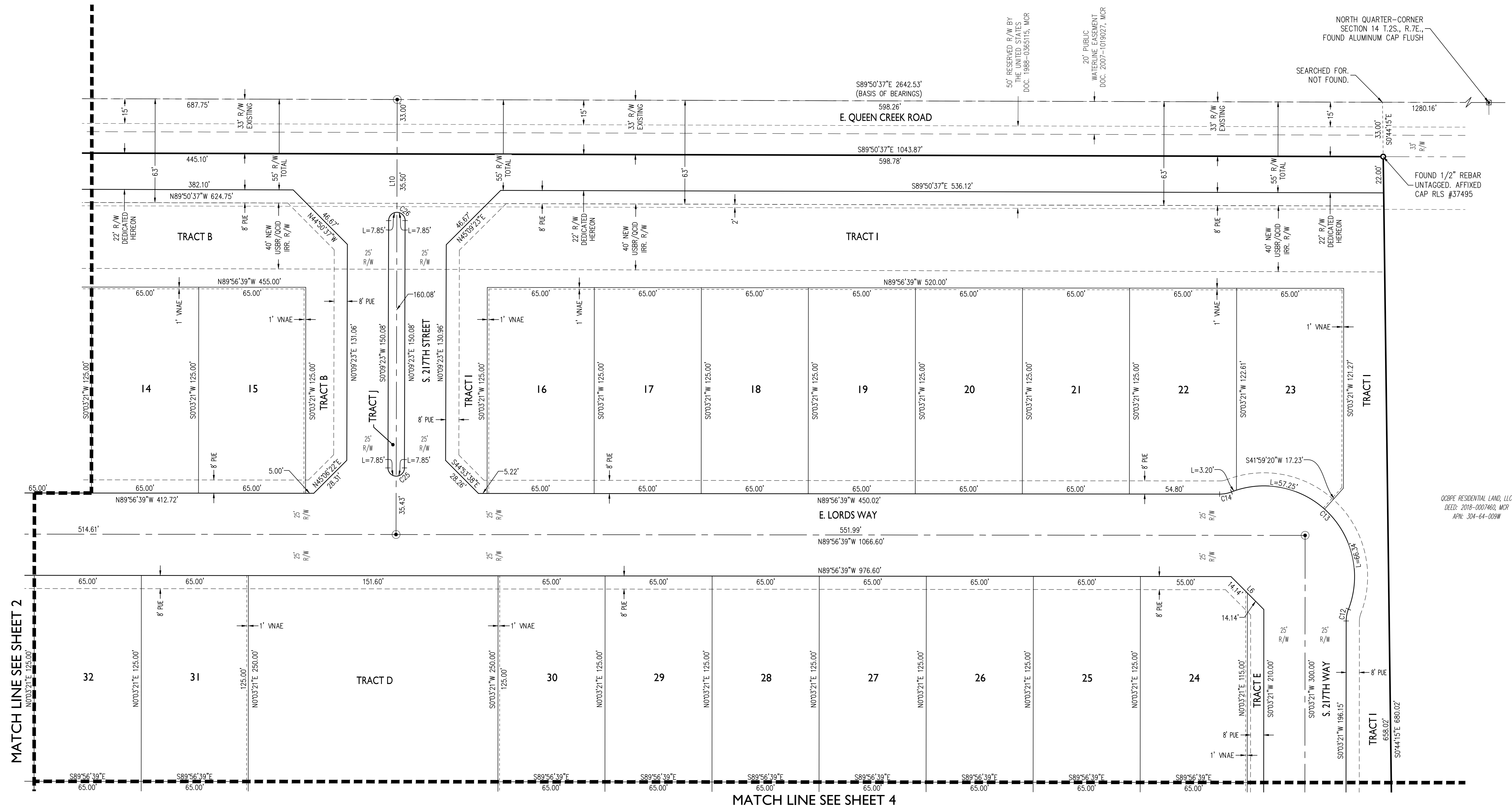
Job No.
20-1257

FP01

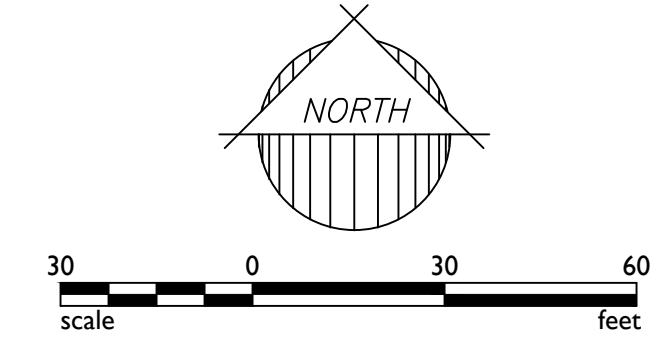
Sheet No.
3
 of 5

Attachment: Final Plat - Light Sky Ranch Ph I (Final Plat - Light Sky Ranches Phase 1 & 2)

Feb 17, 2021 1:44pm S:\Projects\2020\20-1257\Legal Survey\Draws\Final Plat\Phase 1\20-1257 - Plat - Phase 1.dwg



- LEGEND**
- ⊙ FOUND MONUMENT AS NOTED
 - ⊙ SET BRASS CAP AT COMPLETION OF CONSTRUCTION
 - ⊙ CORNER OF SUBDIVISION, MONUMENT AS NOTED.
 - RLS REGISTERED LAND SURVEYOR
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - VNAE VEHICULAR NON-ACCESS EASEMENT



OCOPPE RESIDENTIAL LAND, LLC
 DEED: 2019-0007460, MCR
 APN: 304-64-009W

SEARCHED FOR,
 NOT FOUND.

FOUND 1/2" REBAR
 UNTAGGED, AFFIXED
 CAP RLS #37495

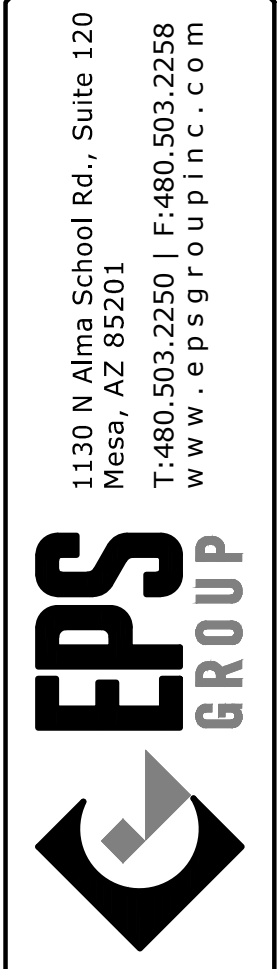
S89°50'37"E 2642.53'
 (BASIS OF BEARINGS)
 598.26'

50' RESERVED R/W BY
 THE UNITED STATES
 DOC. 1988-0365115, MCR

20' PUBLIC
 UTILITY EASEMENT
 DOC. 2007-0195027, MCR

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4



1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2358 | F:480.503.2358
WWW.EPSGROUPINC.COM

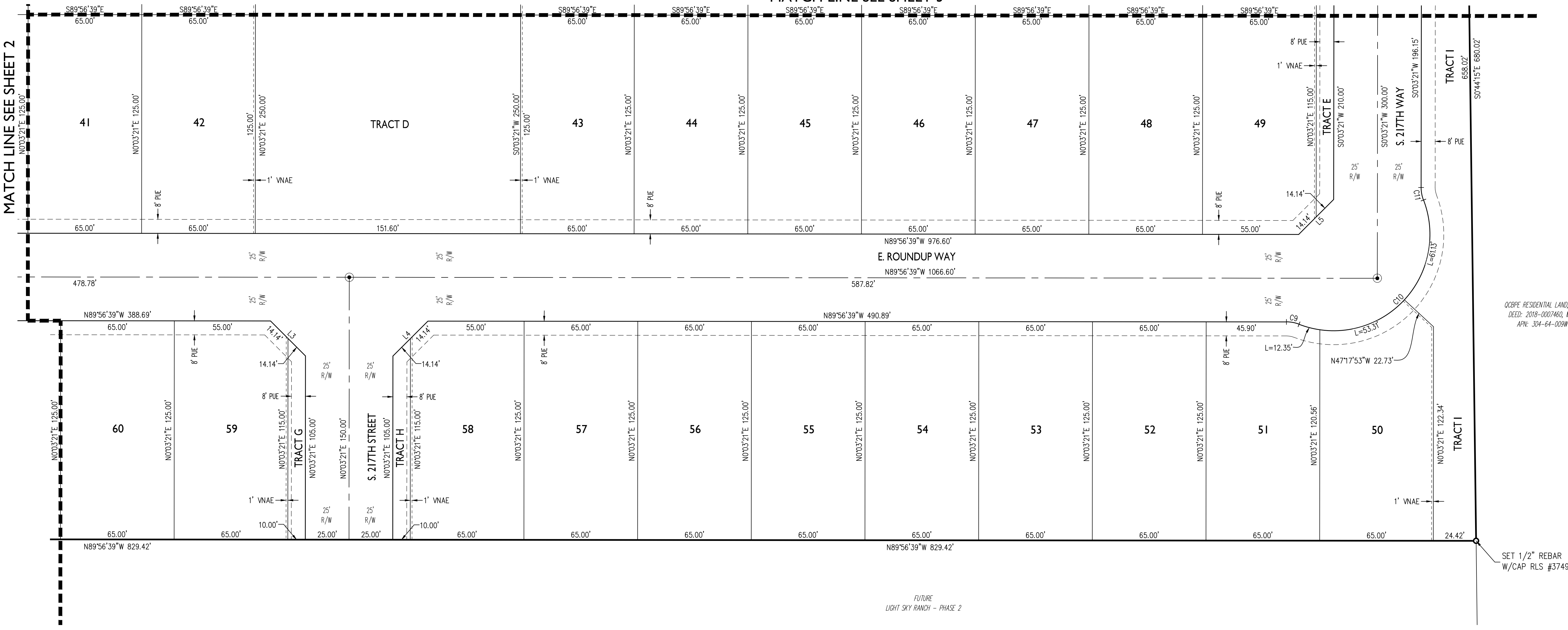
LIGHT SKY RANCH - PHASE I
QUEEN CREEK, ARIZONA
FINAL PLAT

Project:
Revisions:

Designer: RAJ
Drawn by: TJP

Job No:
20-1257
FP01
Sheet No.
4
of 5

MATCH LINE SEE SHEET 3



OCBPE RESIDENTIAL LAND, LLC
DEED: 2018-0007460, MCR
APN: 304-64-009W

SET 1/2" REBAR
W/CAP RLS #37495

FUTURE
LIGHT SKY RANCH - PHASE 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°49'32"E	28.28'
L2	S44°56'39"E	28.28'
L3	S44°56'39"E	28.28'
L4	N45°03'21"E	28.28'
L5	N45°03'21"E	28.28'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N44°56'39"W	28.28'
L7	N45°03'21"E	28.28'
L8	S89°09'44"W	133.89'
L9	N86°49'32"E	85.27'
L10	N00°09'23"E	264.01'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, RETENTION, **PUE & **SRP EASEMENT	59,427	1.3643
B	LANDSCAPE, OPEN SPACE, RETENTION, **PUE, **SRP EASEMENT & **USBR/QCID IRRIGATION R/W	94,951	2.1798
C	LANDSCAPE, OPEN SPACE & **PUE	2,200	0.0505
D	LANDSCAPE, OPEN SPACE, RETENTION & **PUE	37,900	0.8701
E	LANDSCAPE, OPEN SPACE & **PUE	2,200	0.0505
F	LANDSCAPE, OPEN SPACE, RETENTION & **PUE	75,707	1.7380
G	LANDSCAPE, OPEN SPACE & **PUE	1,100	0.0253
H	LANDSCAPE, OPEN SPACE & **PUE	1,100	0.0253
I	LANDSCAPE, OPEN SPACE, **PUE & **USBR/QCID IRRIGATION R/W	51,457	1.1813
J	LANDSCAPE, OPEN SPACE, MEDIAN & **USBR/QCID IRRIGATION R/W	1,579	0.0363
K	LANDSCAPE, OPEN SPACE, MEDIAN & **SRP EASEMENT	1,416	0.0325

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	29.15'	63.00'	26°30'36"	28.89'	N82°16'17"E
C2	4.41'	12.00'	21°02'22"	4.38'	S79°32'10"W
C3	7.16'	1000.00'	0°24'37"	7.16'	N02°58'09"W
C4	7.34'	1025.00'	0°24'37"	7.34'	N02°58'09"W
C5	11.26'	12.00'	53°46'35"	10.85'	S43°26'02"E
C6	61.73'	1375.00'	2°34'20"	61.73'	S01°53'17"E
C7	78.93'	1400.00'	3°13'48"	78.92'	S01°33'33"E
C8	80.34'	1425.00'	3°13'48"	80.33'	S01°33'33"E
C9	7.34'	20.00'	21°02'22"	7.30'	N79°25'28"W
C10	126.79'	55.00'	132°04'44"	100.52'	N45°03'21"E
C11	7.34'	20.00'	21°02'22"	7.30'	S10°27'50"E
C12	7.34'	20.00'	21°02'22"	7.30'	S10°34'32"W
C13	126.79'	55.00'	132°04'44"	100.52'	N44°56'39"W
C14	7.34'	20.00'	21°02'22"	7.30'	N79°32'10"E
C15	7.34'	20.00'	21°02'22"	7.30'	S79°25'28"E
C16	126.79'	55.00'	132°04'44"	100.52'	S45°03'21"W
C17	7.34'	20.00'	21°02'22"	7.30'	N10°27'50"W
C18	29.77'	730.00'	2°20'12"	29.77'	N87°59'38"E
C19	28.55'	700.00'	2°20'12"	28.55'	N87°59'38"E
C20	27.32'	670.00'	2°20'12"	27.32'	N87°59'38"E
C21	28.34'	695.00'	2°20'12"	28.34'	N87°59'38"E
C22	28.75'	705.00'	2°20'12"	28.75'	N87°59'38"E
C23	15.71'	5.00'	180°00'00"	10.00'	N03°10'28"W
C24	15.71'	5.00'	180°00'00"	10.00'	S00°50'16"E
C25	15.71'	5.00'	180°00'00"	10.00'	S89°50'37"E
C26	15.71'	5.00'	180°00'00"	10.00'	N89°50'37"W
C27	199.51'	58.00'	197°05'19"	114.71'	S64°54'36"W
C28	50.84'	1033.00'	2°49'12"	50.84'	N01°21'15"W

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	8,595	0.1973
2	8,370	0.1921
3	8,173	0.1876
4	8,125	0.1865
5	8,125	0.1865
6	8,125	0.1865
7	8,125	0.1865
8	7,995	0.1835
9	7,971	0.1830
10	8,125	0.1865
11	8,125	0.1865
12	8,125	0.1865
13	8,125	0.1865
14	8,125	0.1865
15	8,125	0.1865
16	8,125	0.1865
17	8,125	0.1865

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
18	8,125	0.1865
19	8,125	0.1865
20	8,125	0.1865
21	8,125	0.1865
22	8,116	0.1863
23	8,065	0.1852
24	8,075	0.1854
25	8,125	0.1865
26	8,125	0.1865
27	8,125	0.1865
28	8,125	0.1865
29	8,125	0.1865
30	8,125	0.1865
31	8,125	0.1865
32	8,125	0.1865
33	8,125	0.1865
34	8,125	0.1865

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
35	8,125	0.1865
36	8,075	0.1854
37	8,075	0.1854
38	8,125	0.1865
39	8,125	0.1865
40	8,125	0.1865
41	8,125	0.1865
42	8,125	0.1865
43	8,125	0.1865
44	8,125	0.1865
45	8,125	0.1865
46	8,125	0.1865
47	8,125	0.1865
48	8,125	0.1865
49	8,075	0.1854
50	8,191	0.1880
51	8,085	0.1856

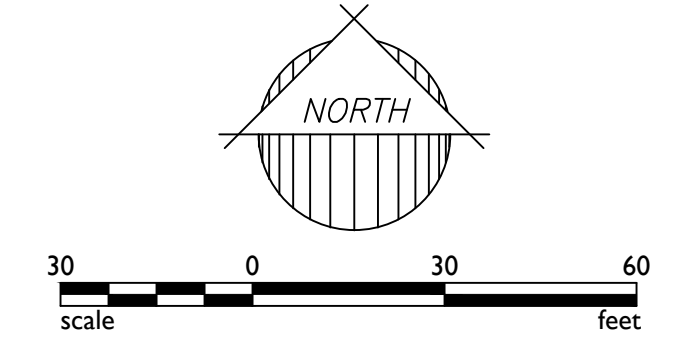
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
52	8,125	0.1865
53	8,125	0.1865
54	8,125	0.1865
55	8,125	0.1865
56	8,125	0.1865
57	8,125	0.1865
58	8,075	0.1854
59	8,075	0.1854
60	8,125	0.1865
61	8,125	0.1865
62	8,125	0.1865
63	8,125	0.1865

NOTES

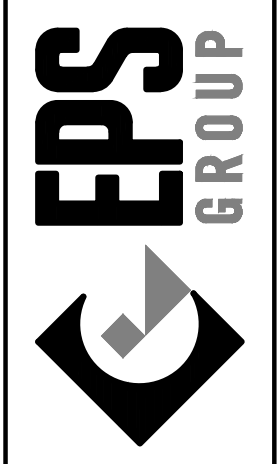
- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LEGEND

- ⊗ FOUND MONUMENT AS NOTED
- ⊙ SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- RLS REGISTERED LAND SURVEYOR
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT



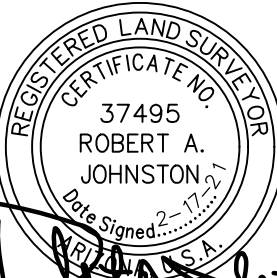
Feb 17, 2021 1:45pm S:\Projects\2020\20-1257\Legal Survey\Draws\Final Plat\Phase 1\20-1257 - Plat - Phase 1.dwg



LIGHT SKY RANCH - PHASE I
QUEEN CREEK, ARIZONA
FINAL PLAT

Project:	
Revisions:	
Designer:	RAJ
Drawn by:	TJP

Designer: RAJ
Drawn by: TJP

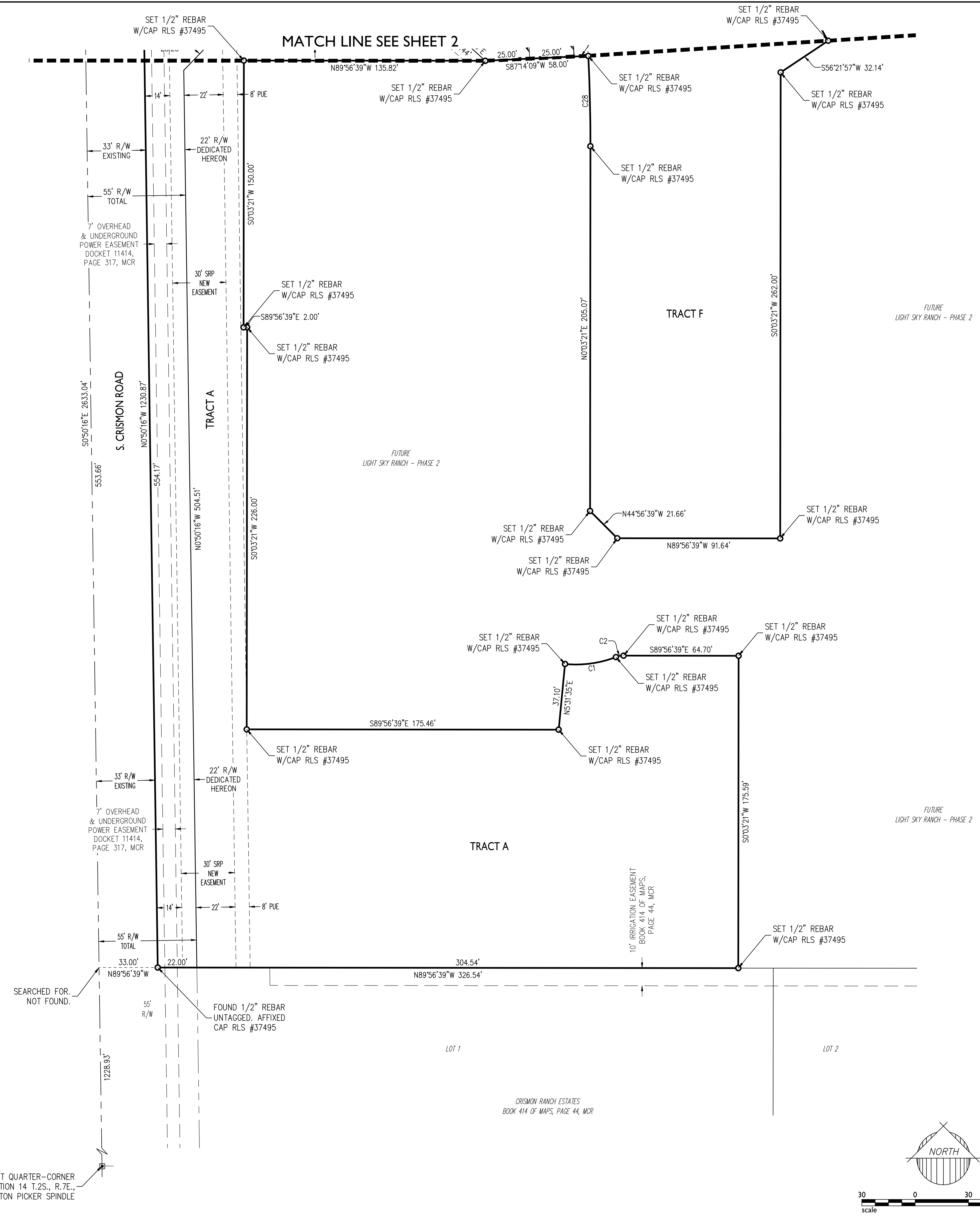


Job No.
20-1257

FP01

Sheet No.
5
of 5

Attachment: Final Plat - Light Sky Ranch Ph 1 (Final Plat - Light Sky Ranches Phase 1 & 2)

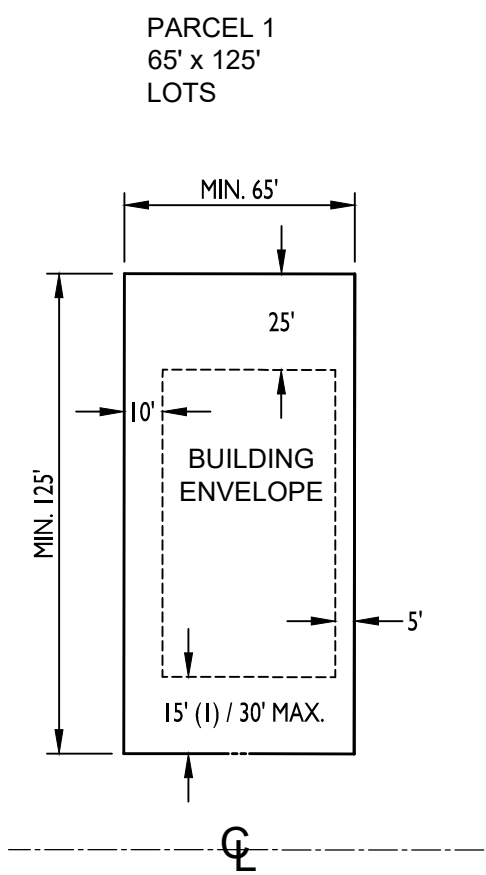


PROPOSED R1-7 PAD STANDARDS

MINIMUM BUILDING SETBACKS (FT.)	
FRONT (MIN. / MAX.)	15' (1) / 30'
REAR	25'
SIDE	5' (MIN. 15' BETWEEN BUILDINGS)
MAXIMUM BUILDING HEIGHT	30' (2 STORIES)
MAXIMUM LOT COVERAGE	40% (2)
LOT WIDTH (MIN. / MAX.)	65' / 100'
LOT DEPTH (MIN. / MAX.)	100' / 135'
MINIMUM LOT AREA	8,125 SQ. FT.

NOTES:

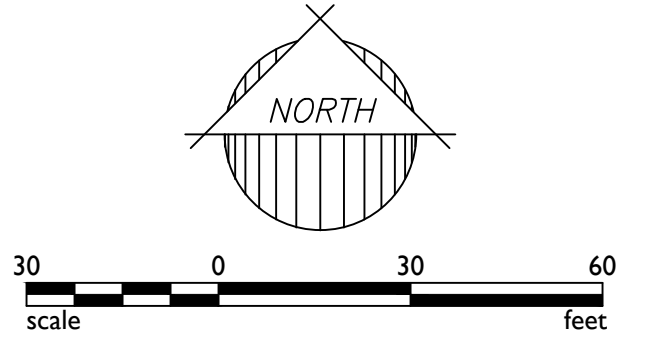
- (1) 15' FRONT SETBACK TO LIVABLE AREA, FRONT PORCH OR SIDE ENTRY GARAGE. 20' FRONT SETBACK TO FRONT LOADED GARAGE.
- (2) LOT COVERAGE MAY INCREASE UP TO FIVE PERCENT (5%) FOR HOUSES THAT PROVIDE FRONT PORCHES THAT MEET DESIGN CRITERIA STATED IN ARTICLE 5, §5.11, RESIDENTIAL DESIGN STANDARDS.



LEGEND

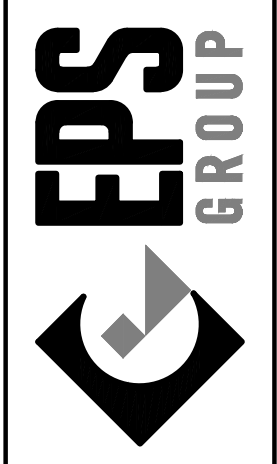
- ⊗ FOUND MONUMENT AS NOTED
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- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
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- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT

WEST QUARTER-CORNER
SECTION 14 T.2S., R.7E.,
FOUND COTTON PICKER SPINDLE



Feb 17, 2021 1:45pm S:\Projects\2020\20-1257\Legal Survey\Draws\Final Plat\Phase 1\20-1257 - Plat - Phase 1.dwg

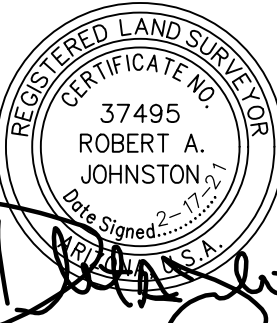
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com



LIGHT SKY RANCH - PHASE 2
QUEEN CREEK, ARIZONA
FINAL PLAT

Project:	
Revisions:	

Designer: RAJ
Drawn by: TJP

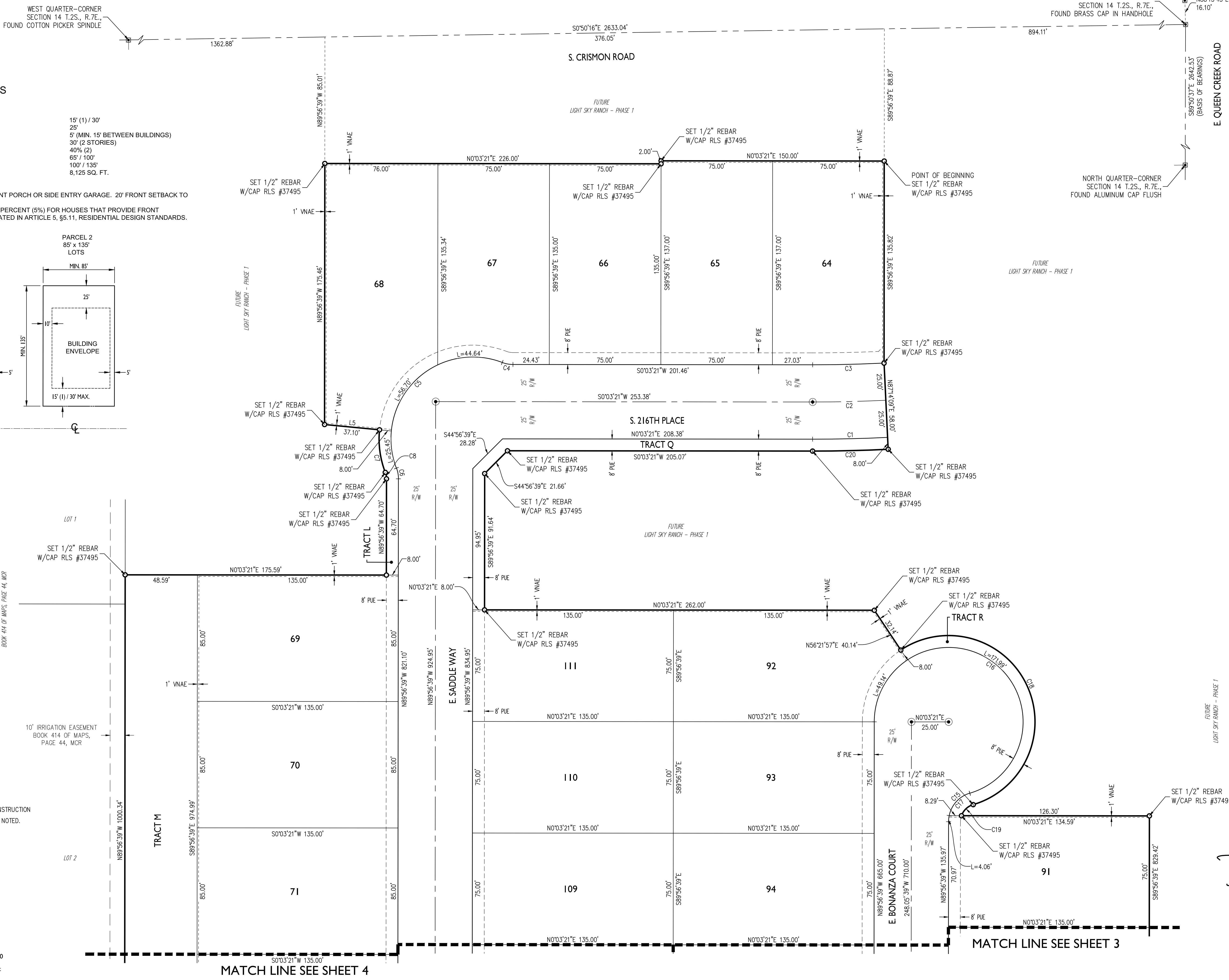


Job No:
20-1257

FP01

Sheet No.
2
of 4

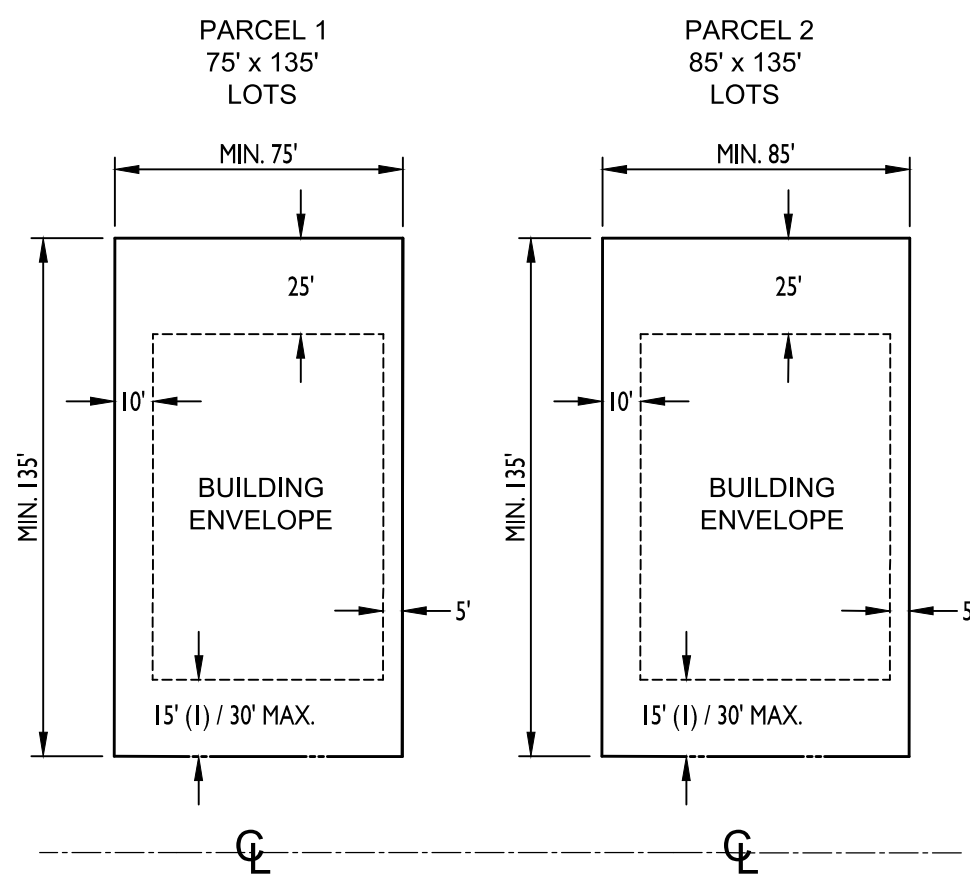
Attachment: Final Plat - Light Sky Ranch Ph 2 (Final Plat - Light Sky Ranches Phase 1 & 2)



PROPOSED R1-7 PAD STANDARDS

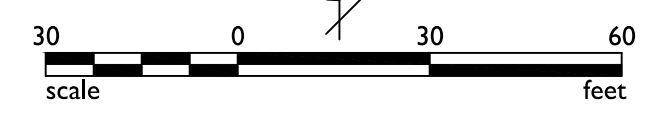
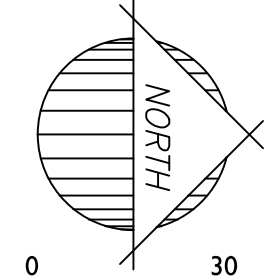
MINIMUM BUILDING SETBACKS (FT.)	
FRONT (MIN. / MAX.)	15' (1) / 30'
REAR	25'
SIDE	5' (MIN. 15' BETWEEN BUILDINGS)
MAXIMUM BUILDING HEIGHT	30' (2 STORIES)
MAXIMUM LOT COVERAGE	40% (2)
LOT WIDTH (MIN. / MAX.)	65' / 100'
LOT DEPTH (MIN. / MAX.)	100' / 135'
MINIMUM LOT AREA	8,125 SQ. FT.

- NOTES:
- 15' FRONT SETBACK TO LIVABLE AREA, FRONT PORCH OR SIDE ENTRY GARAGE. 20' FRONT SETBACK TO FRONT LOADED GARAGE
 - LOT COVERAGE MAY INCREASE UP TO FIVE PERCENT (5%) FOR HOUSES THAT PROVIDE FRONT PORCHES THAT MEET DESIGN CRITERIA STATED IN ARTICLE 5, §5.11, RESIDENTIAL DESIGN STANDARDS.



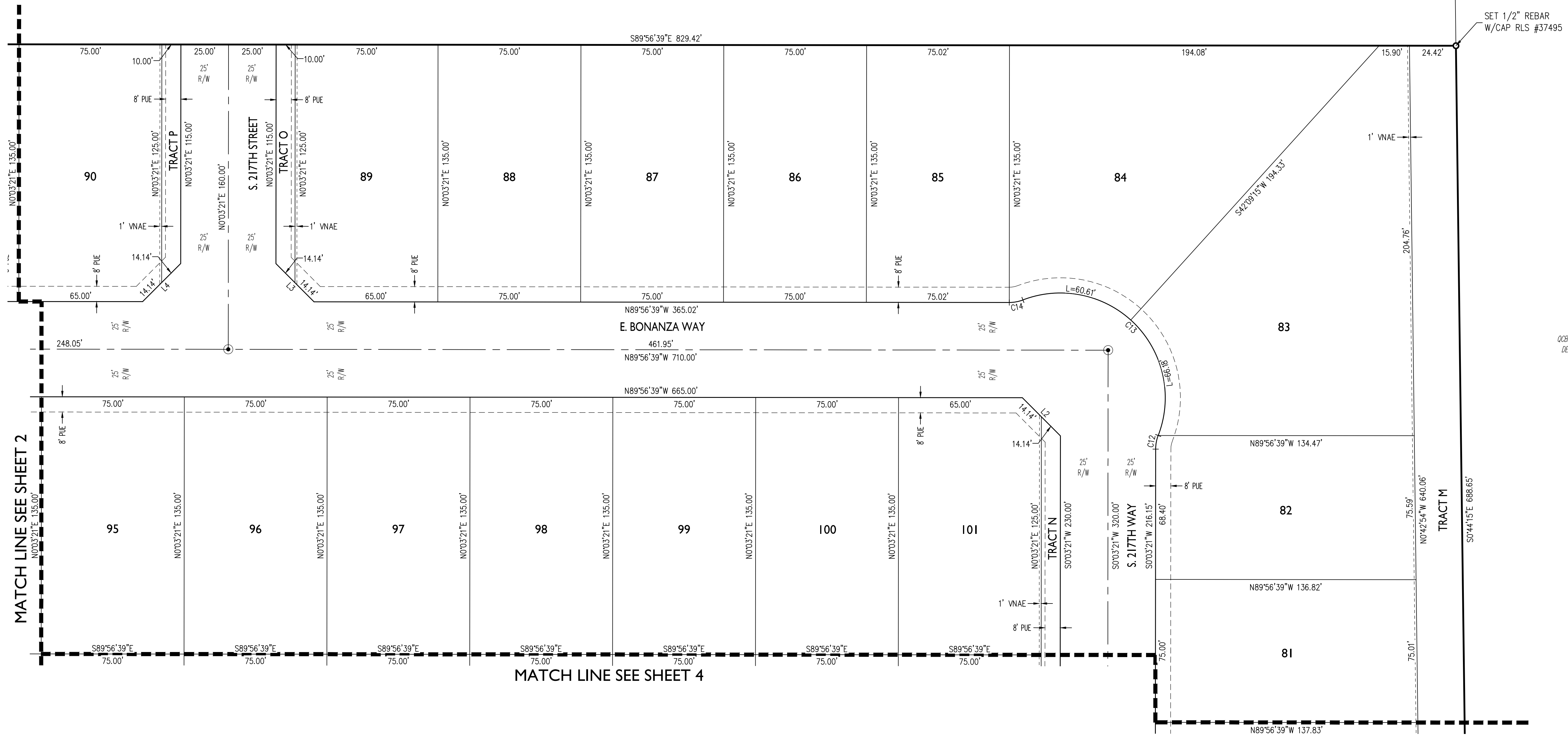
LEGEND

- FOUND MONUMENT AS NOTED
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- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- RLS REGISTERED LAND SURVEYOR
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT



Feb 17, 2021 11:45am S:\Projects\2020\20-1257\Legal_Survey\Draws\Final_Plat\Phase 2\20-1257 - Plat - Phase 2.dwg

FUTURE
LIGHT SKY RANCH - PHASE 1



OCBPE RESIDENTIAL LAND, LLC
DEED: 2018-0007460, MCR
APN: 304-64-009W

LINE	BEARING	LENGTH
L1	N45°03'21"E	28.28'
L2	S44°56'39"E	28.28'
L3	N44°56'39"W	28.28'
L4	N45°03'21"E	28.28'
L5	S05°31'35"W	45.10'

TRACT	USE	AREA (SF)	AREA (AC)
L	LANDSCAPE, OPEN SPACE & **PUE	783	0.0180
M	LANDSCAPE & OPEN SPACE	64,298	1.4761
N	LANDSCAPE, OPEN SPACE & **PUE	2,400	0.0551
O	LANDSCAPE, OPEN SPACE & **PUE	1,200	0.0275
P	LANDSCAPE, OPEN SPACE & **PUE	1,200	0.0275
Q	LANDSCAPE, OPEN SPACE, RETENTION & **PUE	3,005	0.0690
R	LANDSCAPE, OPEN SPACE, RETENTION & **PUE	1,617	0.0371

LOT #	AREA (SF)	AREA (AC)
64	10,256	0.2354
65	10,275	0.2359
66	10,125	0.2324
67	9,970	0.2289
68	12,612	0.2895
69	11,475	0.2634
70	11,475	0.2634
71	11,475	0.2634
72	11,475	0.2634
73	11,475	0.2634
74	11,475	0.2634
75	11,475	0.2634
76	11,475	0.2634
77	11,470	0.2633
78	18,821	0.4321
79	19,784	0.4542
80	10,375	0.2382

LOT #	AREA (SF)	AREA (AC)
81	10,299	0.2364
82	10,300	0.2365
83	19,972	0.4585
84	17,907	0.4111
85	10,128	0.2325
86	10,125	0.2324
87	10,125	0.2324
88	10,125	0.2324
89	10,075	0.2313
90	10,075	0.2313
91	10,124	0.2324
92	10,772	0.2473
93	10,125	0.2324
94	10,125	0.2324
95	10,125	0.2324
96	10,125	0.2324
97	10,125	0.2324

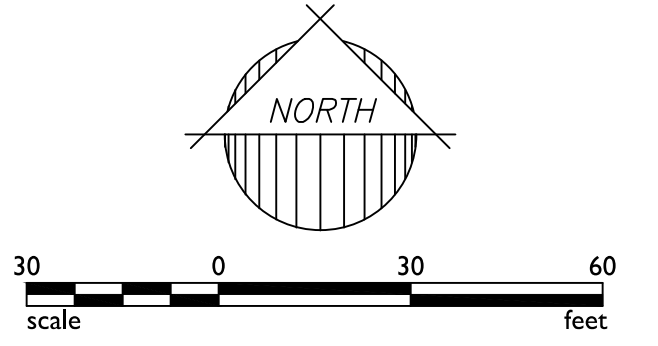
LOT #	AREA (SF)	AREA (AC)
98	10,125	0.2324
99	10,125	0.2324
100	10,125	0.2324
101	10,075	0.2313
102	10,075	0.2313
103	10,125	0.2324
104	10,125	0.2324
105	10,125	0.2324
106	10,125	0.2324
107	10,125	0.2324
108	10,125	0.2324
109	10,125	0.2324
110	10,125	0.2324
111	10,125	0.2324

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	50.45'	1025.00'	2°49'12"	50.44'	N01°21'15"W
C2	49.22'	1000.00'	2°49'12"	49.21'	N01°21'15"W
C3	47.99'	975.00'	2°49'12"	47.98'	N01°21'15"W
C4	7.34'	20.00'	21°02'22"	7.30'	N10°34'32"E
C5	126.79'	55.00'	132°04'44"	100.52'	S44°56'39"E
C6	7.34'	20.00'	21°02'22"	7.30'	S79°32'10"W
C7	29.15'	63.00'	26°30'36"	28.89'	N82°16'17"E
C8	4.41'	12.00'	21°02'22"	4.38'	S79°32'10"W
C9	7.34'	20.00'	21°02'22"	7.30'	N79°25'28"W
C10	126.79'	55.00'	132°04'44"	100.52'	N45°03'21"E
C11	7.34'	20.00'	21°02'22"	7.30'	S10°27'50"E
C12	7.34'	20.00'	21°02'22"	7.30'	S10°34'32"W
C13	126.79'	55.00'	132°04'44"	100.52'	N44°56'39"W
C14	7.34'	20.00'	21°02'22"	7.30'	N79°32'10"E
C15	25.62'	20.00'	73°23'54"	23.90'	S53°14'42"E
C16	221.13'	50.00'	253°23'54"	80.18'	S36°45'18"W
C17	21.56'	20.00'	61°46'28"	20.53'	S47°25'59"E
C18	199.51'	58.00'	197°05'19"	114.71'	S64°54'36"W
C19	11.26'	12.00'	53°46'35"	10.85'	S43°26'02"E
C20	50.84'	1033.00'	2°49'12"	50.84'	N01°21'15"W

- NOTES**
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LEGEND

- ⊗ FOUND MONUMENT AS NOTED
- ⊙ SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
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- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
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www.epsgroupinc.com
EPS GROUP

LIGHT SKY RANCH - PHASE 2
 QUEEN CREEK, ARIZONA
FINAL PLAT

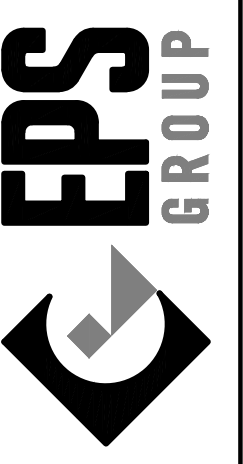
Project:
Revisions:

Designer: RAJ
Drawn by: TJP

Job No. 20-1257
FP01

Sheet No. 3 of 4

Feb 17, 2021 11:45am S:\Projects\2020\20-1257\Legal_Survey\Draws\Final_Plat\Phase 2\20-1257 - Plat - Phase 2.dwg



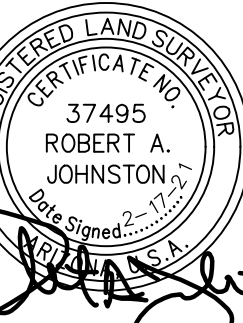
LIGHT SKY RANCH - PHASE 2
QUEEN CREEK, ARIZONA
FINAL PLAT

Project:

Revisions:

NO.	DESCRIPTION

Designer: RAJ
Drawn by: TJP



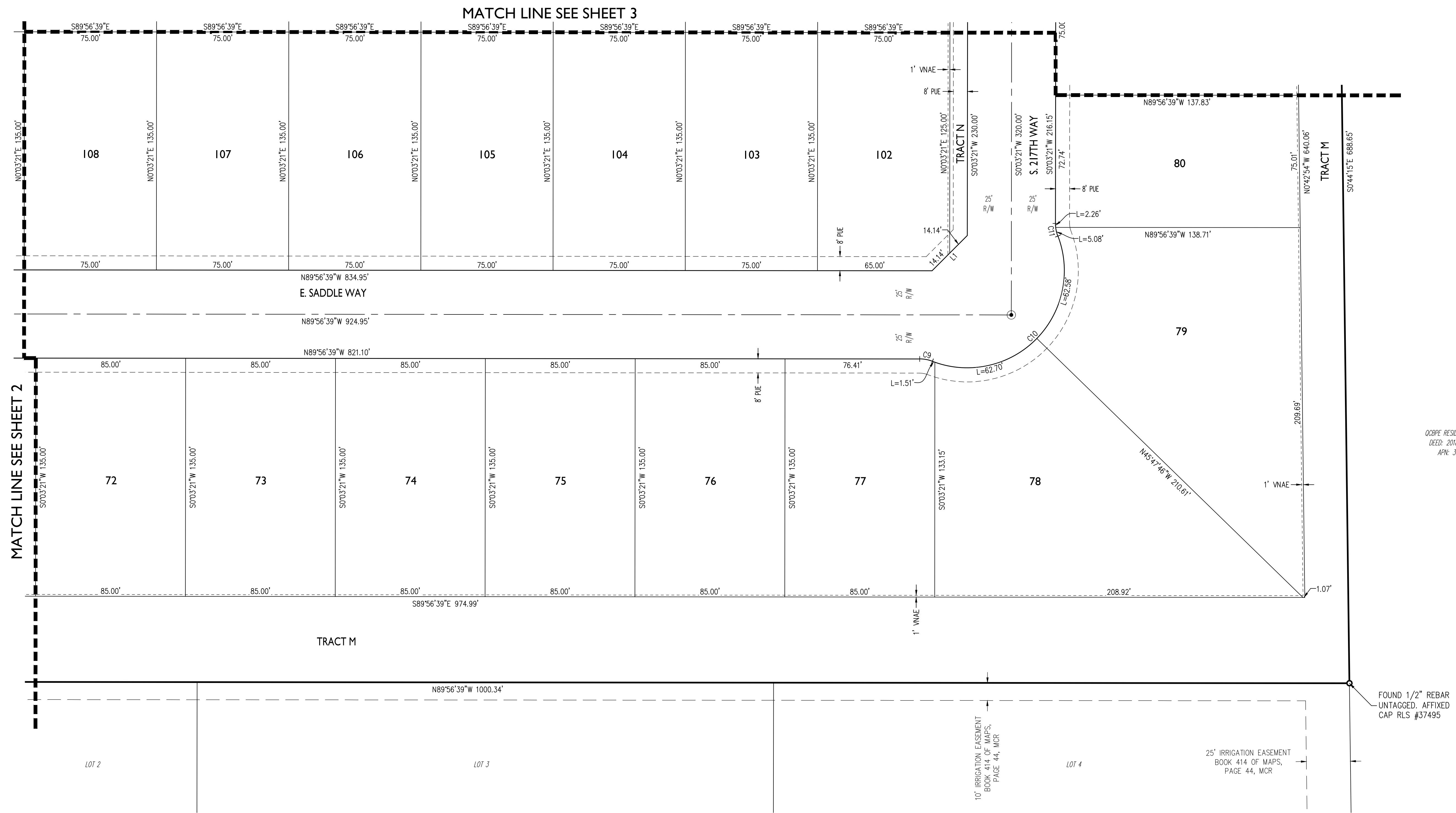
Job No.
20-1257

FP01

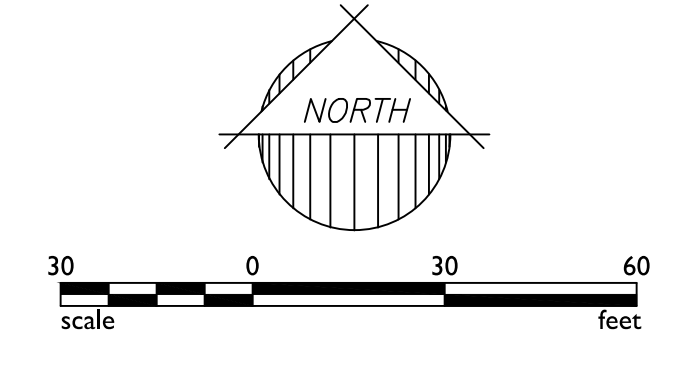
Sheet No.
4
of 4

Attachment: Final Plat - Light Sky Ranch Ph 2 (Final Plat - Light Sky Ranches Phase 1 & 2)

I:\projects\2020\20-1257\Legal_Survey\Draws\Final_Plat\Phase 2\20-1257 - Plat - Phase 2.dwg Feb 17, 2021 11:45am S:\Projects\2020\20-1257\Legal_Survey\Draws\Final_Plat\Phase 2\20-1257 - Plat - Phase 2.dwg



- LEGEND**
- ⊗ FOUND MONUMENT AS NOTED
 - ⊙ SET BRASS CAP AT COMPLETION OF CONSTRUCTION
 - CORNER OF SUBDIVISION, MONUMENT AS NOTED.
 - RLS REGISTERED LAND SURVEYOR
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - VNAE VEHICULAR NON-ACCESS EASEMENT





Requesting Department

Development Services

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: JOHN KROSS, ICMA-CM, TOWN MANAGER

FROM: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR
BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR, ERIK SWANSON,
PLANNING ADMINISTRATOR

RE: PUBLIC HEARING FOR P21-0060 DURHAM QUEEN CREEK ANNEXATION, A
PROPOSED ANNEXATION OF APPROXIMATELY 23 ACRES, LOCATED AT
THE SOUTHEAST CORNER OF ELLSWORTH AND CLOUD ROADS.

DATE: May 5, 2021

Staff Recommendation:

This is a Public Hearing no Action is required.

Relevant Council Goal(s):



Effective Government

Proposed Motion:

This is a Public Hearing no Action is required.

Summary:

This proposal consists of a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer, PLLC for the annexation of Maricopa County parcels totaling approximately 23 acres located at the southeast corner of Ellsworth and Cloud roads.

Discussion:

In October of last year, the applicant (representing the future property owner) filed a pre-application narrative and site plan for the subject site indicating interest in a future annexation and rezoning. Subsequently, in March of this year annexation and rezoning applications were filed for the subject site. With the applications a conceptual site plan was submitted indicating plans for two future automotive dealerships.

The proposed annexation area has been in the Town's Planning Area since 1996. The Planning Area identifies areas located outside of the Town's jurisdictional boundaries that may be annexed within the Town in future years. The current General Plan designates the subject site as Neighborhood. The proposed future land-use is consistent with the General Plan.

This is the first required public hearing for the requested annexation.

ANNEXATION TIMELINE

Below is a timeline of the major steps associated with the annexation application. The items in italics have been completed:

Durham Queen Creek Annexation Timeline		
Steps	Date	Tasks
<i>Step 1</i>	<i>March 17, 2021</i>	<i>Request property owner and assessed valuation information from Maricopa County Assessor and Arizona Department of Revenue.</i>
<i>Step 2</i>	<i>April 15, 2021</i>	<i>Record blank petition, map, and legal description with Pinal County Assessor. The 30-day waiting period begins.</i>
<i>Step 3</i>	<i>March 29, 2021</i>	<i>Post the Property for the Public Hearing.</i>
<i>Step 4</i>	<i>March 16, 2021</i>	<i>Prepare legal advertisements and publish notice of Public Hearing in the newspaper.</i>
<i>Step 5</i>	<i>April 26, 2021</i>	<i>Mail notice of public hearing to property owners and the Chairman and Clerk of the Maricopa County Board of Supervisors.</i>
<i>Step 6</i>	<i>May 5, 2021</i>	<i>Public Hearing at the Town Council Meeting to discuss the annexation proposal.</i>
Step 7	June 4, 2021	30-day waiting period ends. The process to collect signatures may begin.
Step 8	TBD	Adopt Ordinance at a future Town Council Meeting.
Step 9	30 days later	Record Ordinance and signed petitions.

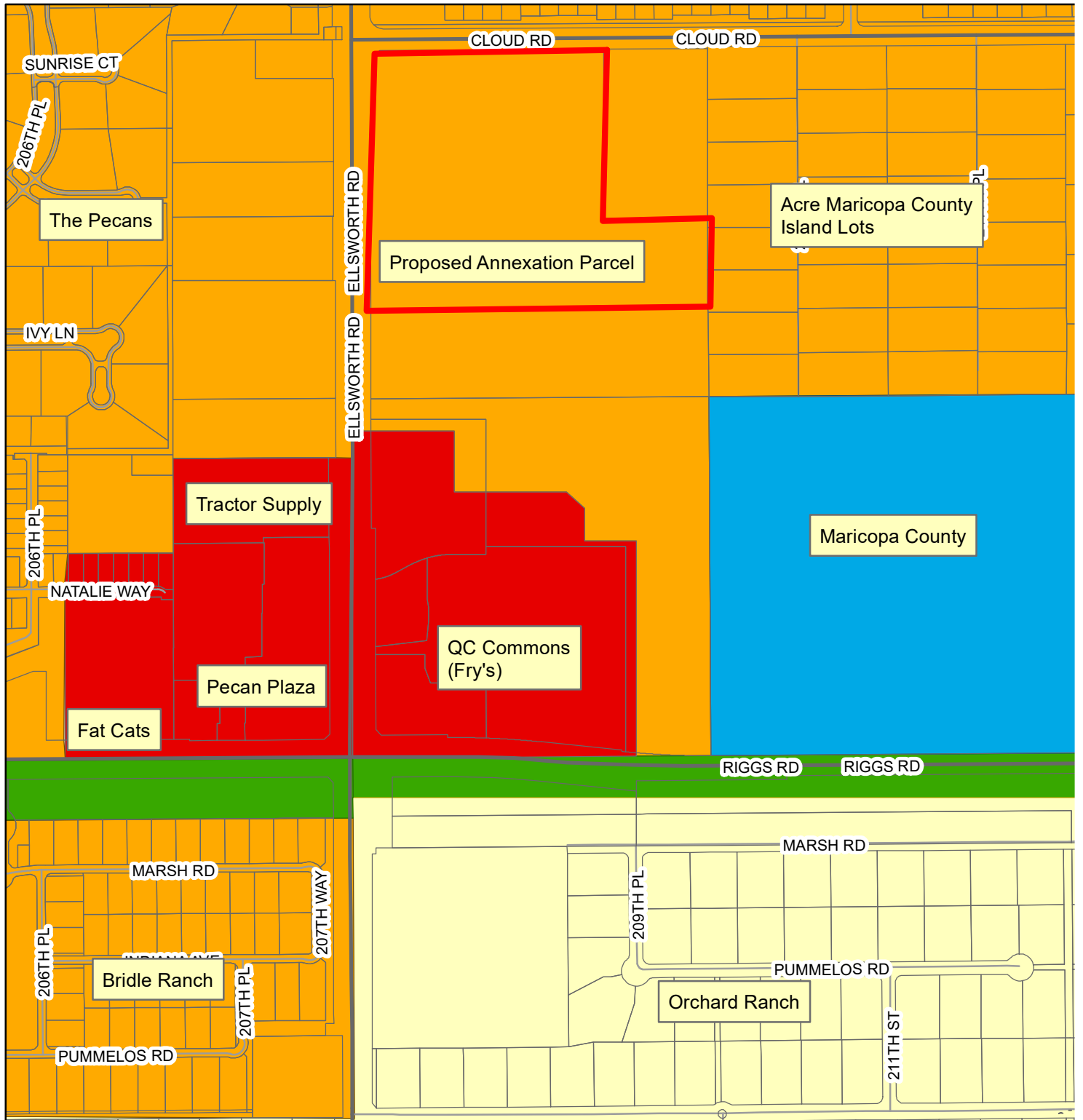
Attachment(s):

1. Aerial Exhibit
2. General Plan Exhibit
3. Zoning Exhibit
4. Blank Petition and Legal Description



Attachment: Aerial Exhibit (P21-0060 Durham Queen Creek Annexation)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Attachment: General Plan Exhibit (P21-0060 Durham Queen Creek Annexation)

General Plan Land Use

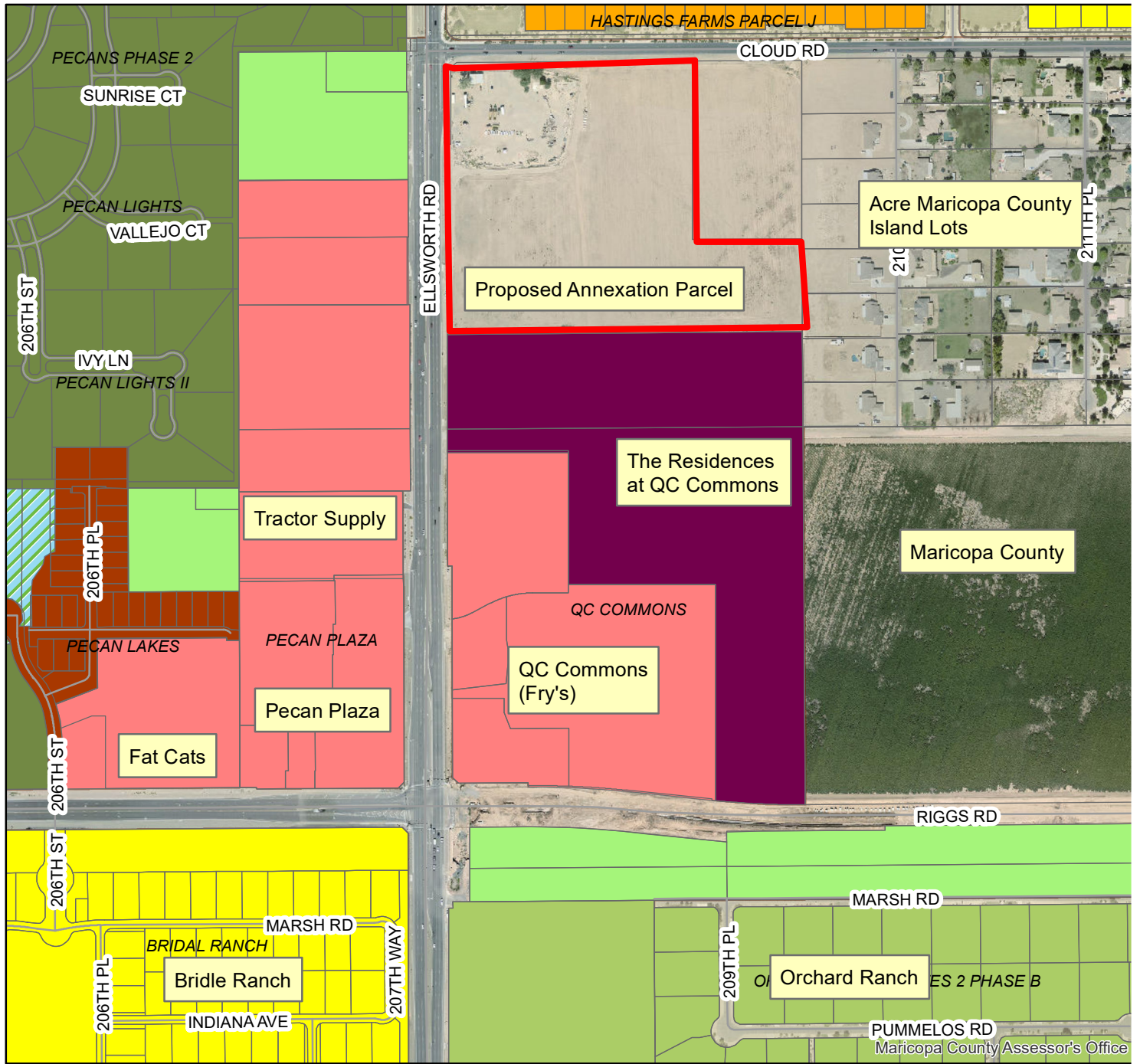
- Rural
- Urban
- Industrial
- Special District
- Neighborhood
- Commercial
- Open Space

Project Name: Durham Queen Creek Annexation Zoning Exhibit

Case Number: P21-0060



Hearing Dates: May 5, 2021



Attachment: Zoning Exhibit (P21-0060 Durham Queen Creek Annexation)

Zoning Districts

C-1 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-54 - Residential
C-2 - Commercial	HDR - Residential	R1-9 - Residential	R1-190 - Residential
C-3 - Commercial	MDR - Residential	R1-12 - Residential	PCD - Planned Community
TC - Commercial	R1-4 - Residential	R1-15 - Residential	AT - Agritainment
EMP A - Office/Industrial Park	R1-5 - Residential	R1-18 - Residential	SP - Special District
EMP B - General Industrial	R1-6 - Residential	R1-35 - Residential	
PQP - Public/Quasi-Public	R1-7 - Residential	R1-43 - Residential	

ANNEXATION PETITION ANNEXATION NO. P21-0060

TO THE HONORABLE MAYOR AND COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA:

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the Town of Queen Creek in the event of annexation within the territory being contiguous to the corporate limits of the Town of Queen Creek, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "A" and made a part hereof, request the Town of Queen Creek to annex the following described territory, provided that the requirements of Section 9-471, Arizona Revised Statutes, and amendments thereto are fully observed.

The descriptions of the territory proposed to be annexed, not already within the present limits of the Town of Queen Creek and located in Maricopa County, Arizona, are attached hereto, marked "Exhibit "B" and made a part hereof.

DATE	SIGNATURE	MAILING ADDRESS	ASSESSOR'S PARCEL NUMBER

Attachment: Blank Petition and Legal Description (P21-0060 Durham Queen Creek Annexation)

**ANNEXATION AREA
EXHIBIT A**

40.00' ORDINANCE
324-06, 693-19

W 1/4 OF SECTION 27
T2S, R7E, G&SRM;
FOUND BRASS CAP IN HANDHOLE
P.O.C.

CLOUD ROAD
N89°41'04"E 2629.80'

N89°41'04"E 826.80'

P.O.B.

L8

L7

85.00' ORDINANCE 593-13, 693-19

L6

ELLSWORTH ROAD

S00°08'59"E (BASIS OF BEARING) 2647.31'
990.00'

N00°08'59"W 661.36'

A.P.N. - 304-91-005D

CHURCH OF LATTER-DAY SAINTS
A.P.N. - 304-91-005C
DOC. 2018-0609744, M.C.R.

S00°13'18"E 632.00'

N89°41'04"E 382.50'

70.00' ORDINANCE 593-13, 693-19

S89°41'04"W 1260.49'

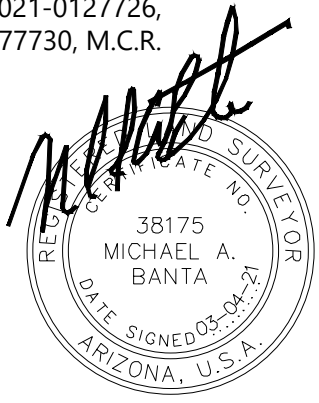
S00°13'18"E 318.00'

A.P.N. - 304-91-987

WEST LINE OF THE FOLLOWING
QUIT CLAIM DOCUMENTS
2022-0227723, 2021-0127726,
2021-0127730, M.C.R.

SEE DETAIL "A"
ON SHEET 3.

NOTE: THE TOWN OF QUEEN CREEK WILL BE RESPONSIBLE
FOR MAINTAINING THE EXISTING RIGHTS-OF-WAY AND
ROADWAYS THAT ARE WITHIN OR CONTIGUOUS TO THE
EXTERIOR BOUNDARIES OF THE AREA OF THE PROPOSED
ANNEXATION.



SW CORNER OF SECTION 27
T2S, R7E, G&SRM;
FOUND BRASS CAP IN HANDHOLE

1657.31'

Westwood

ANNEXATION AREA
EARNHARDT CENTERS
QUEEN CREEK, ARIZONA

SHEET NUMBER:
1 OF 3
DATE: 03-04-2021
PROJ: 0030252

Attachment: Blank Petition and Legal Description (P21-0060 Durham Queen Creek Annexation)

ANNEXATION AREA
EXHIBIT A

W 1/4 OF SECTION 27
T2S, R7E, G&SRM;
FOUND BRASS CAP IN HANDHOLE
P.O.C.



ELLSWORTH ROAD

S00°08'59"E (BASIS OF BEARING) 2647.31'

990.00'

1657.31'

ANNEXATION LINE PER
ORDINANCE 593-13.

L3

L4

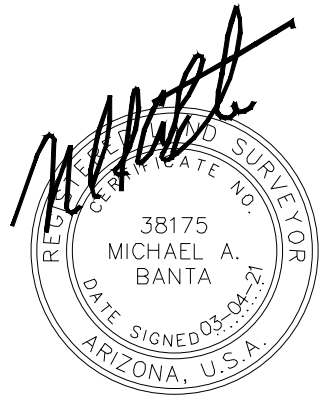
L5

S89°41'04"W 1260.49'

A.P.N. - 304-91-005D

NOTE: THE TOWN OF QUEEN CREEK WILL BE RESPONSIBLE
FOR MAINTAINING THE EXISTING RIGHTS-OF-WAY AND
ROADWAYS THAT ARE WITHIN OR CONTIGUOUS TO THE
EXTERIOR BOUNDARIES OF THE AREA OF THE PROPOSED
ANNEXATION.

SW CORNER OF SECTION 27
T2S, R7E, G&SRM;
FOUND BRASS CAP IN HANDHOLE



Attachment: Blank Petition and Legal Description (P21-0060 Durham Queen Creek Annexation)

Westwood

ANNEXATION AREA
EARNHARDT CENTERS
QUEEN CREEK, ARIZONA

SHEET NUMBER:




2 OF 3

DATE: 03-04-2021
PROJ: 0030252

ANNEXATION AREA
EXHIBIT A

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N89°41'04"E	104.88'
L2	S0°18'56"E	40.00'
L3	N89°41'04"E	55.00'
L4	N0°08'59"W	2.73'
L5	N89°41'04"E	15.00'
L6	N89°51'01"E	15.00'
L7	N0°08'59"W	265.96'
L8	N44°46'03"E	28.33'

LEGEND

-  ANNEXATION BOUNDARY
-  SECTION LINE
-  CENTER LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

NOTE: THE TOWN OF QUEEN CREEK WILL BE RESPONSIBLE FOR MAINTAINING THE EXISTING RIGHTS-OF-WAY AND ROADWAYS THAT ARE WITHIN OR CONTIGUOUS TO THE EXTERIOR BOUNDARIES OF THE AREA OF THE PROPOSED ANNEXATION.



Attachment: Blank Petition and Legal Description (P21-0060 Durham Queen Creek Annexation)

Westwood

ANNEXATION AREA
EARNHARDT CENTERS
QUEEN CREEK, ARIZONA

SHEET NUMBER:

3 OF 3

DATE: 03-04-2021
PROJ: 0030252

ANNEXATION AREA
EXHIBIT B
LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHENCE, A FOUND BRASS CAP FLUSH AT THE CENTER OF SAID SECTION 27, BEARS NORTH 89 DEGREES 41 MINUTES 04 SECONDS EAST, 2,629.80 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 89 DEGREES 41 MINUTES 04 SECONDS EAST, 104.88 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 56 SECONDS EAST, 40.00 FEET TO A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 41 MINUTES 04 SECONDS EAST, 826.80 FEET TO THE WEST LINE OF THE CHURCH OF LATTER-DAY SAINTS, A UTAH CORPORATION, SOLE PROPERTY AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED AUGUST 10, 2018 IN RECORDING NO. 20180609744, RECORDS OF MARICOPA COUNTY;

THENCE ALONG SAID WEST LINE, OF SAID LATTER DAY SAINTS OF UTAH PARCEL, SOUTH 00 DEGREES 13 MINUTES 18 SECONDS EAST, 632.00 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG, SAID SOUTH LINE OF SAID PARCEL, NORTH 89 DEGREES 41 MINUTES 04 SECONDS EAST, 382.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE LEAVING SAID SOUTHEAST CORNER, ALONG THE WEST LINE OF THE FOLLOWING QUIT CLAIM DEEDS, RECORDED IN DOCUMENTS 2021-0127723, 2021-0127726 AND 2021-0127730, RECORDS OF MARICOPA COUNTY, SOUTH 00 DEGREES 13 MINUTES 18 SECONDS EAST, 318.00 FEET TO THE SOUTH LINE OF THE NORTH 990.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, AND BEING 990.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89 DEGREES 41 MINUTE 04 SECOND WEST, 1260.49 FEET TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION 27;

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 08 MINUTES 59 SECONDS WEST, 2.73 FEET TO A POINT ON THE SOUTHWEST CORNER OF THE RIGHT OF WAY PER DOC. 2009-0948565, M.C.R.;

THENCE NORTH 89 DEGREES 41 MINUTES 04 SECONDS EAST, 15.00 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 59 SECONDS WEST, 661.36 FEET;

THENCE NORTH 89 DEGREES, 51 MINUTES, 01 SECOND EAST, 15.00 FEET;

THENCE NORTH 00 DEGREES, 08 MINUTES, 59 SECONDS WEST, 265.96 FEET;

THENCE NORTH 44 DEGREES 46 MINUTES 03 SECONDS EAST, 28.33 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 936,468 SQUARE FEET OR 21.4983 ACRES OF LAND, MORE OR LESS.



Attachment: Blank Petition and Legal Description (P21-0060 Durham Queen Creek Annexation)

Westwood

ANNEXATION AREA
EARNHARDT CENTERS
QUEEN CREEK, ARIZONA

SHEET NUMBER:

1 OF 1

DATE: 03-04-2021
PROJ: 0030252



Requesting Department

Finance

TO: HONORABLE MAYOR AND TOWN COUNCIL
THROUGH: JOHN KROSS, ICMA-CM, TOWN MANAGER
FROM: SCOTT MCCARTY, FINANCE DIRECTOR
RE: CONSIDERATION AND POSSIBLE ACTION ON THE TOWN'S FY 2021/22 TENTATIVE BUDGET OF \$487.2M AND REQUEST TO SET THE PUBLIC HEARING FOR MAY 19, 2021 FOR BOTH THE FINAL BUDGET AND THE TRUTH-IN-TAXATION PER REQUIREMENTS UNDER ARIZONA STATE STATUTES.
DATE: May 5, 2021

Council Budget Committee Recommendation:

The Town Council Budget Committee recommended approval of the Town Manager's FY 2021/22 Recommended Budget of \$487.2 million.

Budget Committee Approval:

The Town Council Budget Committee considered the Town Manager's FY 2021/22 Recommended Budget on April 12, 2021, hearing from the Town Manager, Finance Director, and other Department Directors. The Budget Committee recommended approval of the Town Manager's Recommended Budget of \$487.2 million, with a separate vote of 2-1 on including the \$15 million placeholders for parks development and land acquisition and on including funding for not-for-profit organizations. The FY2021/22 Budget is now presented for full Council consideration.

Relevant Council Goal(s):



Effective Government



Superior Infrastructure - Capital Improvement Program



Safe Community - Public Safety

Proposed Motion:

Motion to approve the Town's FY 2021/22 Tentative Budget of \$487.2 million and to set the public hearing for both the FY 2021/22 Final Budget and the Truth-in-Taxation hearing requirement for primary property taxes under Arizona State statutes. Such hearings will occur on May 19, 2021 at 6:30 p.m. in the Town Council Chambers.

Discussion:

The budget is one of the most significant policy documents considered by the Town Council. The FY 2021/22 Tentative Budget is balanced and allocates resources consistent with the needs of a growing community. It was developed in accordance with the Council's strategic priorities identified in the Corporate Strategic Plan.

The budget was also developed following a year of unprecedented upheaval caused by the COVID-19 pandemic. The Town's financial condition has weathered the crisis better than expected, with actual revenue collections exceeding initial projections and building permit activity remaining strong. Within the resources available, the Tentative Budget is consistent with the Council's priorities identified in the Corporate Strategic Plan.

The Tentative Budget totals \$487.2 million. Consistent with the needs of our growing community and the Council's priorities, the budget includes full staffing and funding for the transition to the new Queen Creek Police Department. The transition to the new police department is on schedule and is expected to be complete in January 2022.

The Capital Improvements (CIP) budget totals \$323.2 million and comprises 66% of the total budget. The CIP budget includes funding to continue our investments in new streets, public safety, water and wastewater infrastructure; continued funding for possible acquisition of water rights to meet our long-term water plans; and a placeholder towards implementing elements of the Parks Master Plan.

GUIDING PRINCIPLES AND KEY ISSUES

The following guiding principles and key issues shaped the FY 2021/22 budget:

- Prioritization of Resources. The budget uses the Corporate Strategic Plan to prioritize its allocation of resources. Guidance to the organization is found within our strategic priorities adopted by the Town Council as follows:
 - o Effective Government;
 - o Safe Community;
 - o Secure Future;
 - o Superior Infrastructure; and
 - o Quality Lifestyle.
- The Economy. The national and state economies are poised to expand coinciding with the successful roll-out of vaccination programs, bringing higher consumer confidence and releasing pent-up demand for goods and services.
- Population Growth and Commercial Investment. The Town has seen significant residential and commercial growth in the last several years, inclusive of annexations. We

expect that growth to continue. Developing plans to deal with an increasing residential population and business investment is critical to ensure both operational and infrastructure needs are met.

- Public Safety and Transportation. The budget continues investments in these critical areas to ensure we are providing appropriate levels of service to our current residents as well as those who will live, work, and shop here in the future.
- Maintain a Balanced Five-Year Operating Budget. The five-year financial plan remains balanced, reflecting increased revenues and expenses based on population growth and new commercial development.

BUDGET HIGHLIGHTS

Following are the highlights of the FY 2021/22 Tentative Budget:

- Police Services. The budget includes full staffing and funding for the Queen Creek Police Department. Resources have been allocated to hire an additional 58 sworn officers and seven administrative positions, as well as funding for the necessary software, hardware, equipment, and fleet vehicles to operate a full-service police department. Also, the budget includes five new positions in human resources, information technology, payroll, fleet services, and public relations to assist the new police department with administrative activities.
- Operations and Maintenance Staffing. The budget includes funding for seven field workers to operate, maintain, and service the Town's facilities, streets and right-of-ways, traffic signals, and utility systems. These positions are critical to protect the Town's multi-million dollar investments in infrastructure and maintain existing service levels to our residents and businesses.
- Comprehensive Capital Improvement Plan (CIP). As a growing community, the need for new infrastructure for transportation, water, and wastewater remains a priority. Resources are budgeted to build such infrastructure as well as continue planning for future infrastructure needs. Contingency allocations have been included to ensure we have the authority to meet the dynamic environment's infrastructure needs. The budget acknowledges the critical nexus infrastructure plays in increasing opportunities for private sector investment within the community, particularly as it relates to the opening of the new State Route 24 freeway in middle-to-late 2022, the Town's first freeway frontage/access.
- Acquisition of Water Rights. Ensuring the Town has adequate water resources is a top priority of the Town Council. As a result, \$53 million is included in the budget for the potential acquisition of additional water rights and groundwater extinguishment credits.
- Additional Staffing. In addition to the positions mentioned above, the budget includes funding for two other new positions:
 - o One traffic engineer to help manage the increased demands for traffic planning and analysis that private development is placing on the Town.
 - o One financial analyst to assist with accounting, reconciliation, and reporting

activities related to the growing water and wastewater utility service areas.

- Employee Compensation. Resources have been allocated to fund employee merit and market increases consistent with our 2014 adopted compensation plan
- Healthcare Costs. The Town has a very active wellness program, which is a positive factor that has helped manage healthcare costs for both the Town and our employees. The budget includes a 4% increase in major medical premiums, which is recommended to be absorbed by the organization. Therefore, individual employee premiums remain unchanged.

TENTATIVE BUDGET

The purpose of the Tentative Budget is to establish the maximum budget, or budget ceiling, for the next fiscal year. Approving the Tentative Budget is the required first step by state law. Once the Tentative Budget is approved, the Final Budget can go no higher; however, the Final Budget can be reduced or re-allocated between programs and/or funds.

As part of approving the Tentative Budget, the Town Council also approves the time and place for conducting the public hearing on the Town's Final Budget. The public hearing and final action on the Town's FY 2021/22 Final Budget is scheduled for the Town Council meeting on May 19, 2021. In addition, the Town Council will conduct a public hearing that evening on the Truth-in-Taxation requirement for primary property taxes. This item is discussed later in this report.

Adoption of the Final Budget on May 19, 2021 is predicated on the Town Council approving the Tentative Budget on May 5, 2021. The legal posting requirements to adopt the Final Budget on this timeline must begin by May 6th with submittal of the required newspaper budget advertisement.

PRIMARY PROPERTY TAXES (TRUTH IN TAXATION REQUIREMENTS)

For FY 2021/22, primary property taxes are estimated to be \$11.0 million. The primary property tax is dedicated to fund Public Safety, and funds about 32% of the Public Safety Budget of \$34.9M. The public safety budget includes the Fire and Medical Department, the Police Department, and law enforcement services via contract with the Maricopa County Sheriff's Office.

The Tentative Budget includes a \$1.83 primary property tax levy rate. However, even though the tax rate remains unchanged at \$1.83 per \$100 of assessed value, the appreciation of property values (exclusive of the increase from new construction) results in more revenue and triggers the "Truth in Taxation" requirements in State law. As a result, the Town is required to publish a prescribed notice and have a public hearing in anticipation of the Town Council accepting the increase in revenues. As indicated, the Town Council will be conducting a public hearing on these requirements as part of the May 19th Town Council meeting. Required notices are scheduled for publication to meet this deadline.

Fiscal Impact:

The Tentative Budget for FY 2021/22 totals \$487.2 million. The required Auditor General

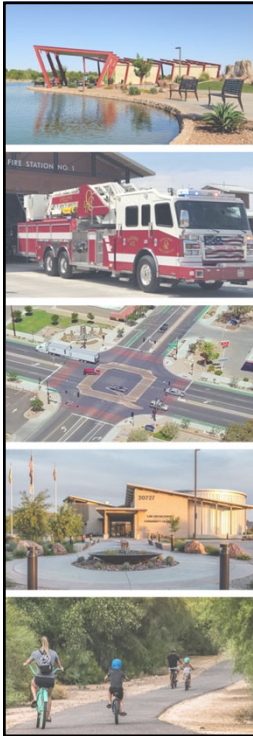
Schedules, which provide all the allocations by fund, are included as an Attachment to this staff report.

Alternatives:

The Town Council can modify the Tentative Budget in any manner prior to adoption. The Council could delay adoption of the Tentative Budget until the next Council meeting on May 19, which would delay adoption of the Final Budget until June 2, 2021 and move the Truth-in-Taxation hearing for property taxes to June 16, 2021. However, the Town Council is currently not scheduled to meet on June 16th. The Town would also be required to re-publish the Truth-in-Taxation notices in the newspaper.

Attachment(s):

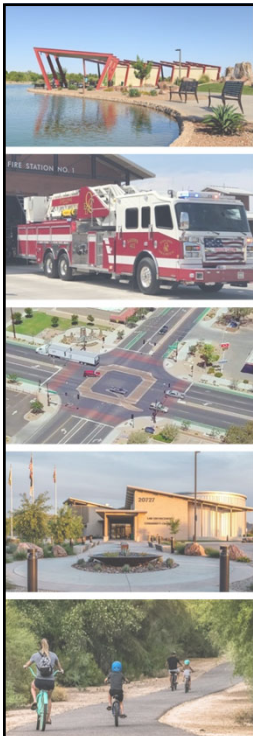
1. FY 2021/22 Tentative Budget Adoption Presentation
2. Required State Budget Forms (Schedules A-G)
3. FY 2021/22 Budget Committee Follow-Up Memo



FY 2021-22 TENTATIVE BUDGET ADOPTION

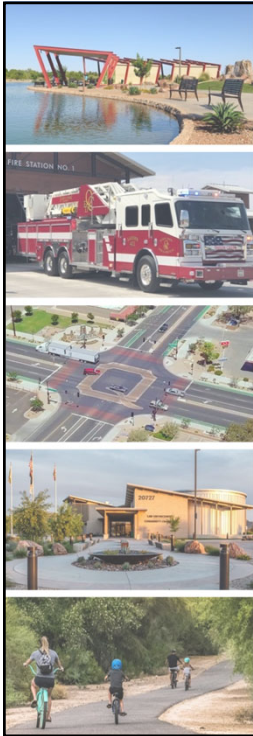
Town Council Meeting
May 5, 2021

Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



BUDGET DISCUSSIONS THUS FAR ...

Date	Item
February 27	Budget Introduction and Overview
April 12	Budget Committee Meeting

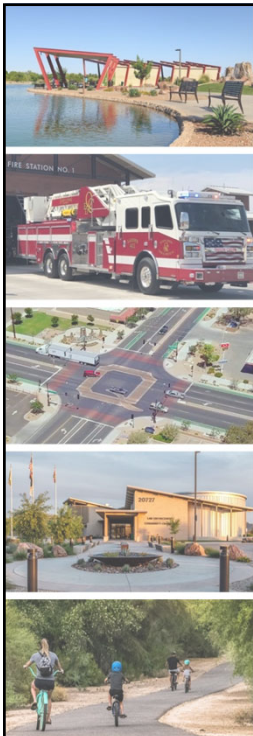


Budget Committee Actions

- Motion to Recommend Approval of the FY 21-22 Budget to the full Town Council, except for the following three items:
 - \$5M Placeholder for Parks Design/Development
 - \$10M Placeholder for Park Land Acquisition
 - \$23,320 for Non-Profit Funding
 - Motion Passed Unanimously
- Motion to Recommend Approval of the three items listed above to the full Town Council:
 - Motion Passed 2-1

3

Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)

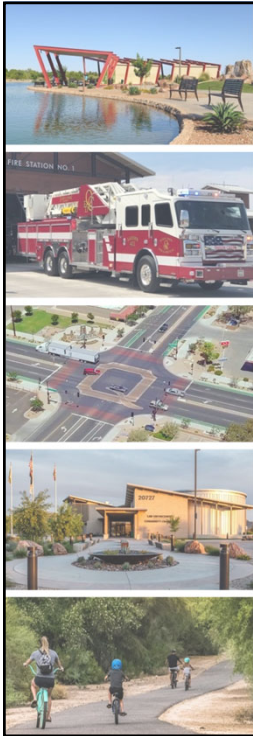


Purpose of Presentation

FY 2021-22 Budget Overview

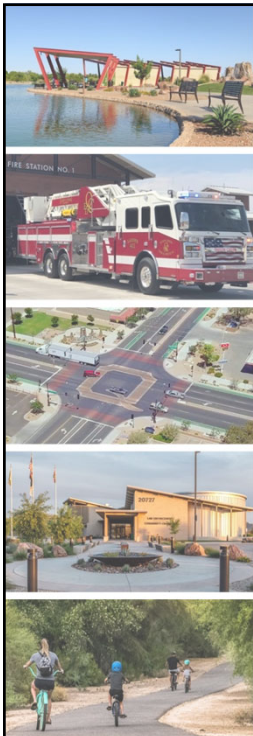
- Economic Overview and Growth Projections
- Policy Issues
- Total Budget
- Operating Budget
- Other Major Budgets
- Infrastructure Budgets
- Debt Budgets
- Contingencies
- Budget Adoption Calendar

4



ECONOMIC OVERVIEW

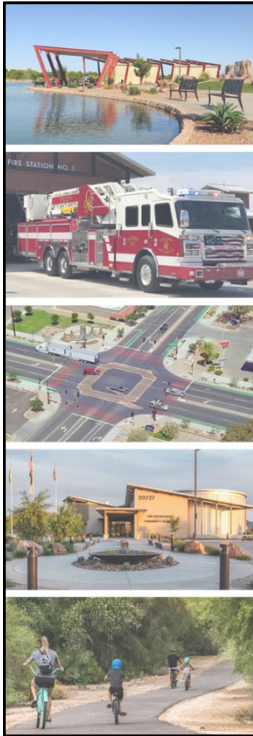
5



The Economy

- Financial Markets Are Better Than Expected
 - Stock Market Has Recovered
 - Mortgage Rates Near Historical Low
- Federal Fiscal Stimulus Helped Tremendously
- Sectors Have Been Impacted Differently
 - Online Sales vs. Leisure / Hospitality Sector
- Greater Loss of Low Wage Jobs
- Results in Arizona are Better than the US

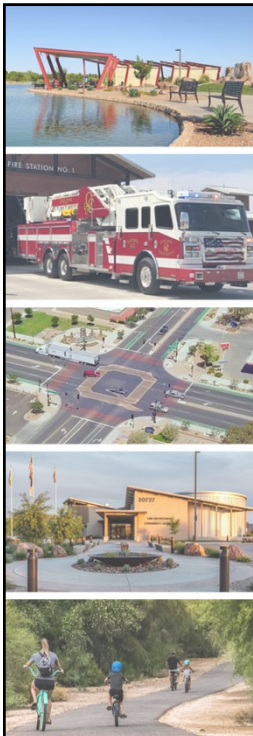
6



What Does the Future Look Like?

- Effectiveness of the COVID Vaccine
 - Fast Vaccinations are the Best Economic Catalyst
- Certain Business Sectors are Becoming More Predictable (i.e. Online Retailers)
- Impact of New Federal Aid Packages
- January 2021 JLBC: Optimistic about AZ Economy
 - AZ Will Continue to Do Better Than US
 - AZ 3rd in Job Growth
 - “Pent Up” Consumer Demand
 - AZ Housing Will Remain Strong

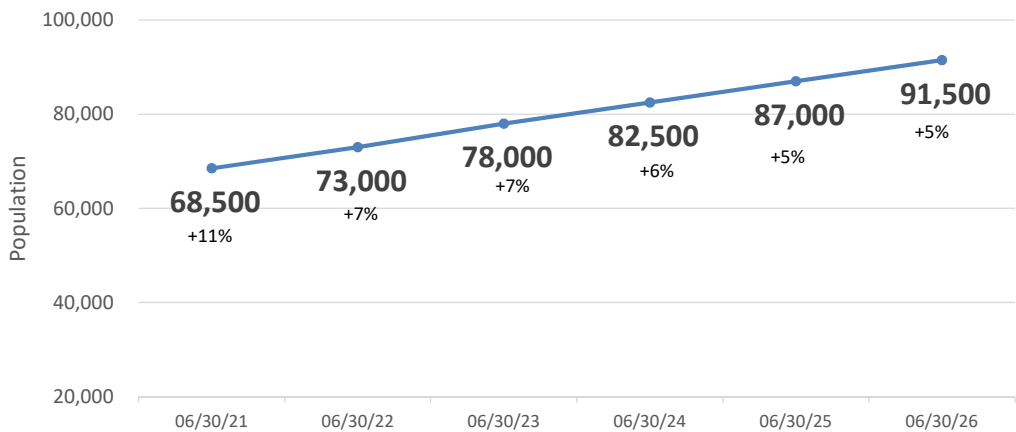
7



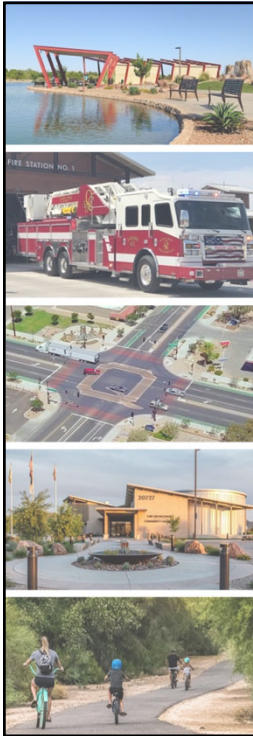
5-YEAR POPULATION PROJECTION

35% Population Increase in 5 Years (+23K)

Build-Out Population: 175K

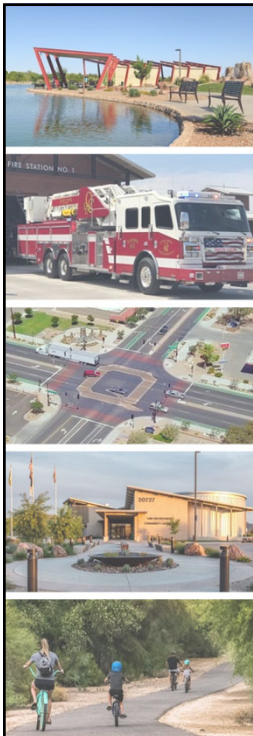


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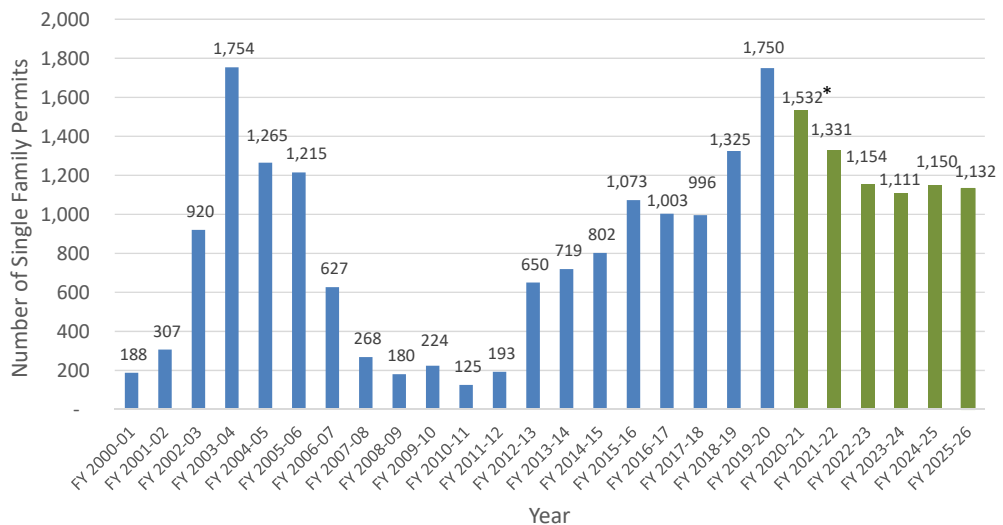


WHY IS THE POPULATION PROJECTION SO IMPORTANT?

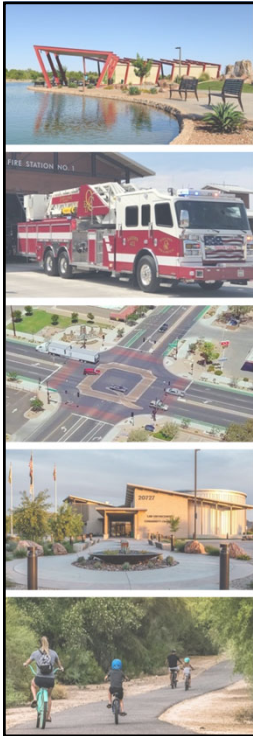
- Determines Sales Tax Revenues (QC and State Shared)
- Indicates Expected Demand on Service Levels (Staffing Needs)
- Indicates Expected Demand on Infrastructure (New and Existing)
- Determines One-Time Revenues
 - Building Permit Revenues
 - Construction Sales Tax Revenues



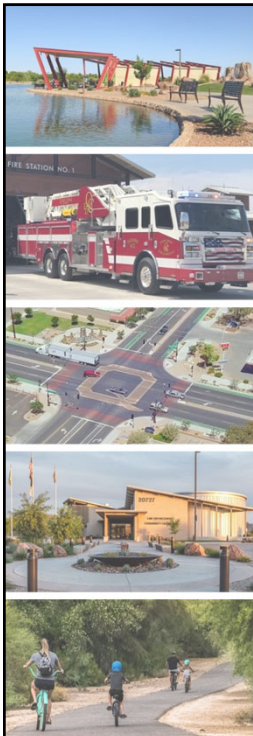
NEW HOUSING STARTS



* 1,623 NSF permits have been issued fiscal YTD through 3/31/2021



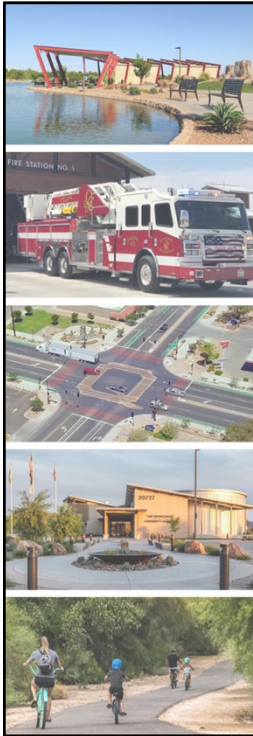
POLICY ISSUES



KEY POLICIES IN PLACE

1. Pension Funding Policy

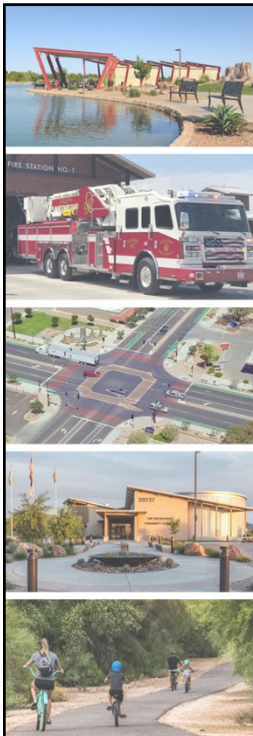
- Fire (Fully Funded)
 - \$1.5M Unfunded Liability Paid off in FY 2014/15
 - Annual Savings: \$140K at that time
- MCSO Reserve (Fully Funded)
 - Amount: \$23.9M
 - Annual Savings: \$1.7M
- ASRS Reserve (Partially Funded)
 - Amount: \$6.5M in Utility Funds; \$16.8M Operating Budget (Expect Fully Funding at 6/30/22)
 - Annual Savings: \$300K (Utilities), \$740K in Operating Budget (once fully funded)



KEY POLICIES IN PLACE

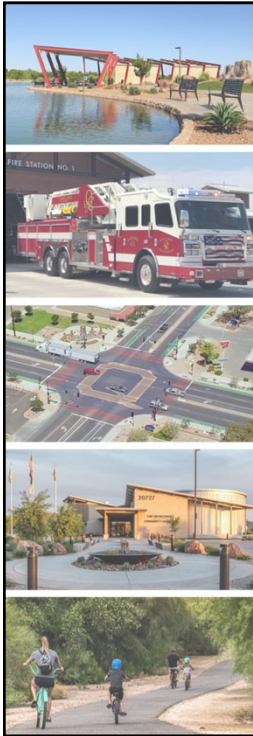
(CONCLUDED)

- 2. Utility ROI Funding for Police & Fire: \$3M
- 3. Infrastructure Repair/Replacement Funds
 - IT: \$325K Annually
 - HPEC: \$100K Annually
 - Buildings: \$250K Annually
- 4. Employee Compensation Indexed Annually



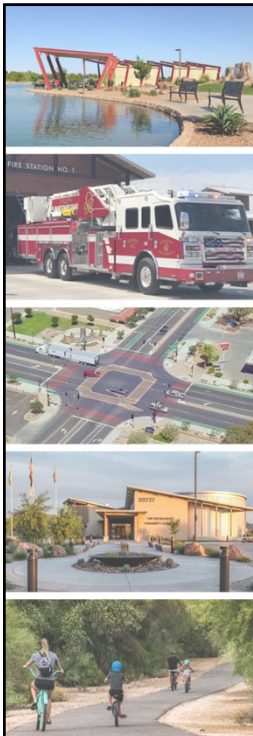
FY 2021-22 POLICY DECISIONS

- 1. Eliminated \$11M COVID Reserve
- 2. \$11M Primary Property Taxes
 - Maintain \$1.83 Levy Rate
- 3. Some Funding for Parks Master Plan
 - \$5M Placeholder for Design/Development
 - \$10M Placeholder for Land Acquisition



TOTAL BUDGET

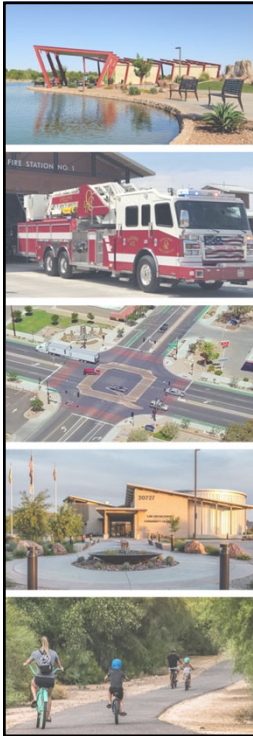
Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



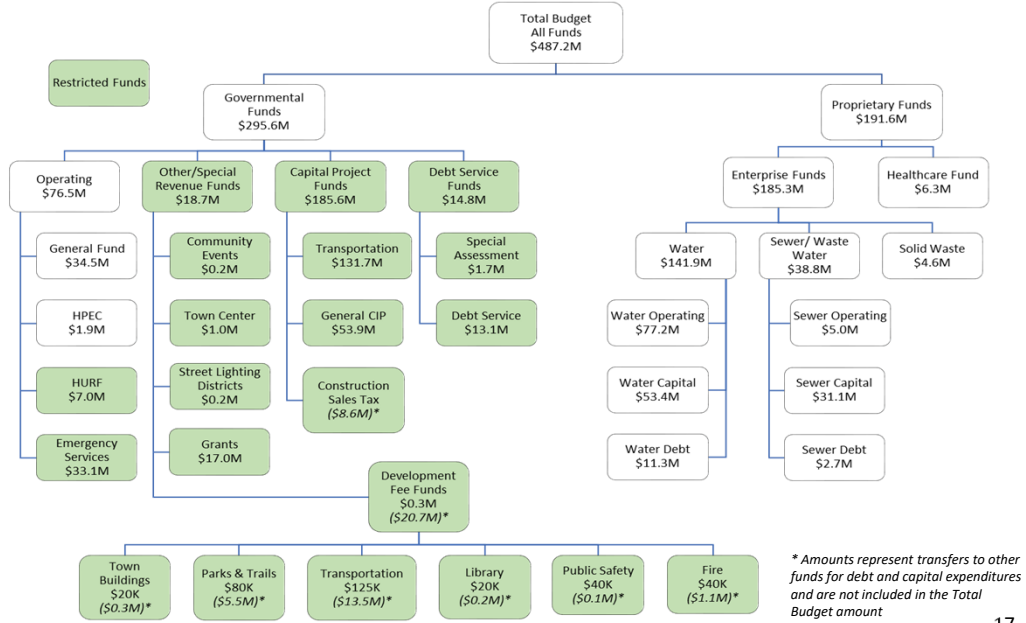
TOWN MANAGER'S RECOMMENDED BUDGET (IN MILLIONS)

	FY 20/21 Revised	FY 21/22 Recommended	\$ Change	% Change
Total Expenses	\$409.1	\$487.2	+\$78.1	+19%
	FY 20/21 Revised	FY 21/22 Recommended	\$ Change	% Change
Revenues	\$287.4	\$277.5*	-\$9.9	-3%
Use of Fund Balance	<u>\$121.7</u>	<u>\$209.7</u>		
Total Sources	\$409.1	\$487.2		

*Loan Proceeds of \$53M are included in FY 21/22 Revenues for new water rights.

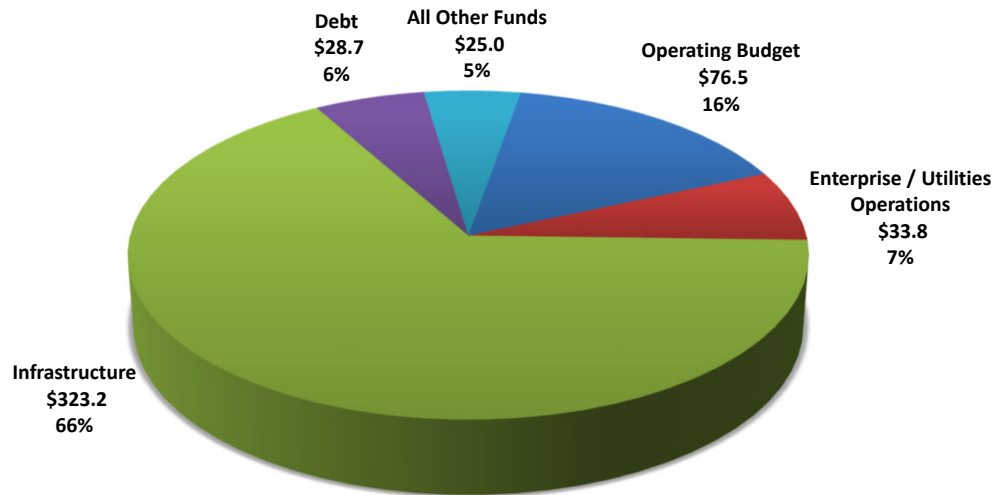


BUDGET/FUND STRUCTURE : \$487.2M



Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)

FY 21-22 RECOMMENDED BUDGET \$487.2M



BUDGET SUMMARY AND COMPARISON

	FY 2020/21 Revised	FY 2021/22 Recommended	\$ Change from Revised
Operating Budget	\$65.1	\$76.5	\$11.4
Enterprise/Utilities	<u>\$32.8</u>	<u>\$33.8</u>	<u>\$1.0</u>
Subtotal Operating	\$97.9	\$110.3	\$12.4
Transportation Infrastructure	\$99.9	\$131.7	\$31.8
Water Infrastructure	\$53.3	\$53.5	\$0.2
Wastewater Infrastructure	\$41.2	\$31.1	(\$10.1)
Water Rights	\$50.0	\$53.0	\$3.0
All Other Infrastructure	<u>\$40.5</u>	<u>\$53.9</u>	<u>\$13.4</u>
Subtotal - Infrastructure	\$284.9	\$323.2	\$38.3
Debt	\$17.7	\$28.7	\$11.0
All Other Funds	<u>\$8.6</u>	<u>\$25.0</u>	<u>\$16.4</u>
Total Budget	\$409.1	\$487.2	\$78.1

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FY 21-22 NEW POSITIONS: 79

- Police Department: 70 Positions
 - 58 Sworn PD
 - 7 Civilian PD
 - 5 support positions (HR, IT, Payroll, Fleet, and PIO)
- Other: 9
 - Public Works: 5
 - HPEC: 1
 - Utilities: 2
 - Utilities-Finance: 1

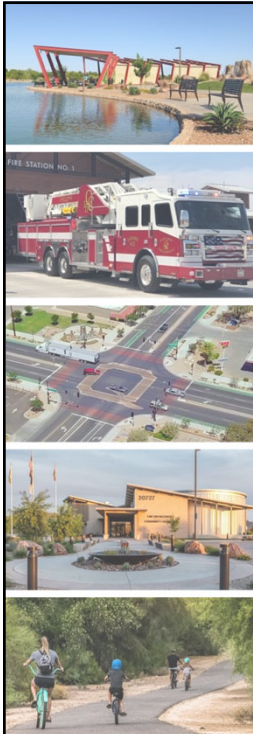
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FTE HISTORICAL SUMMARY

Department	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Actual	FY 2019/20 Actual	FY 2020/21 Revised	FY 2021/22 Recommended
Mayor & Town Council	7.00	7.00	7.00	7.00	7.00	7.00
Town Manager, Clerk, Legislative & Legal Services	8.00	8.00	8.00	8.00	8.00	8.00
Finance	17.98	22.18	30.48	32.48	34.48	36.48
Workforce & Technology	12.00	12.00	14.00	15.00	17.00	19.00
Communications, Marketing & Recreation Services	16.71	16.71	22.06	23.06	23.06	24.06
Economic Development	12.00	12.00	12.00	12.00	12.00	13.00
Development Services	25.50	25.50	25.50	26.50	26.50	26.50
Public Works	50.86	56.93	69.43	72.43	73.43	79.43
Solid Waste	4.00	4.00	4.00	4.00	3.00	3.00
Utilities	39.25	41.00	50.00	55.00	61.00	63.00
Fire & Medical	51.00	51.00	63.00	65.00	81.00	81.00
Police	-	-	-	-	6.00	71.00
Total Full Time Equivalents	244.30	256.32	305.47	320.47	352.47	431.47
# Change from Prior Year	19.5	12.02	49.15	15.0	32.00	79.00
% Change from Prior Year	9%	5%	19%	5%	10%	22%
Population Growth	10%	8%	20%	21%	11%	7%

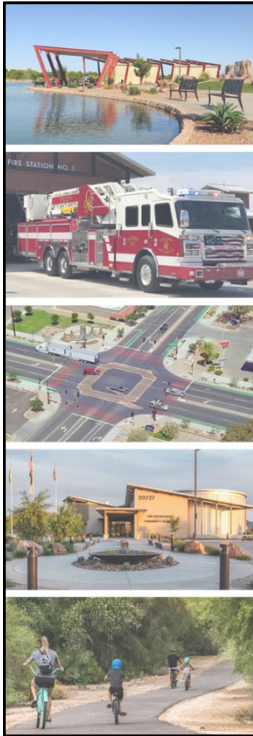
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Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



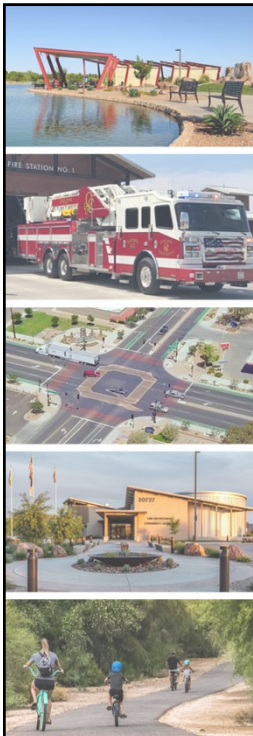
OPERATING BUDGET

22



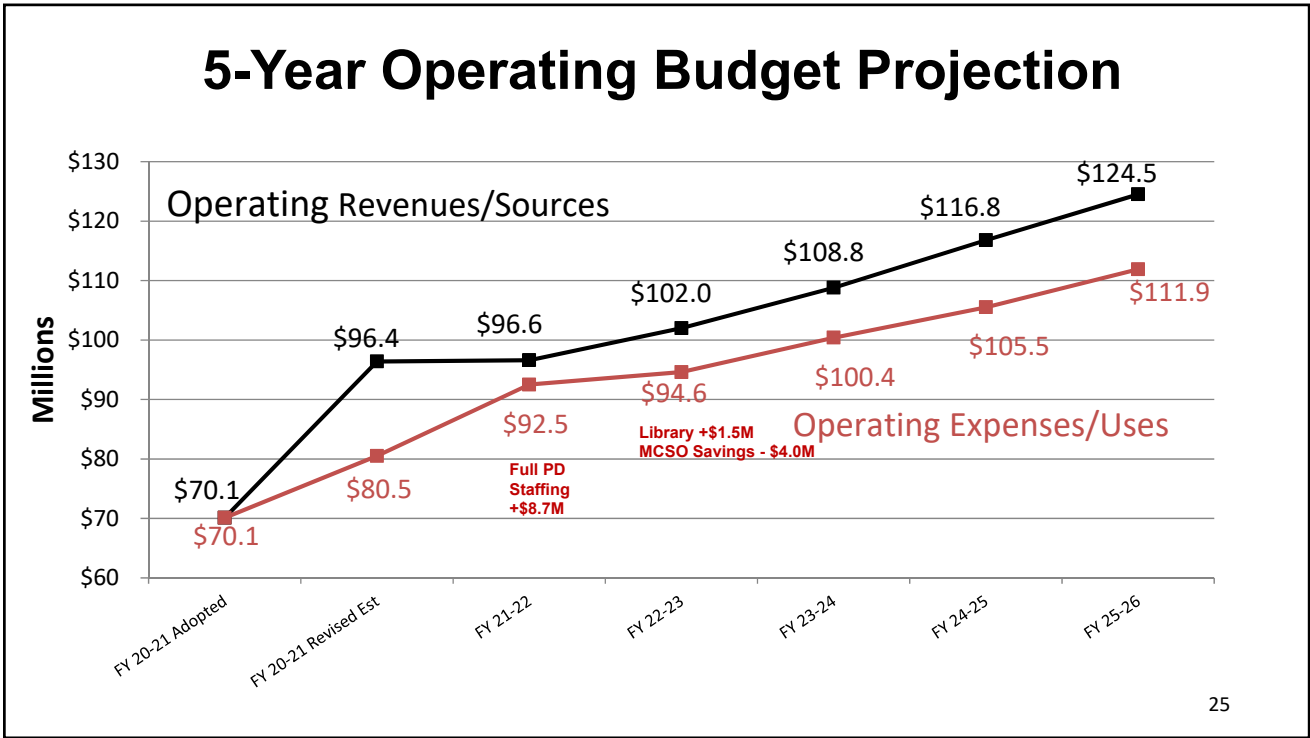
5-YEAR PLANNING THOUGHTS AND GOALS

1. Economy Recovers From COVID
2. Fully Operational PD
3. New Library Operating Costs
4. Fully Funded Pensions

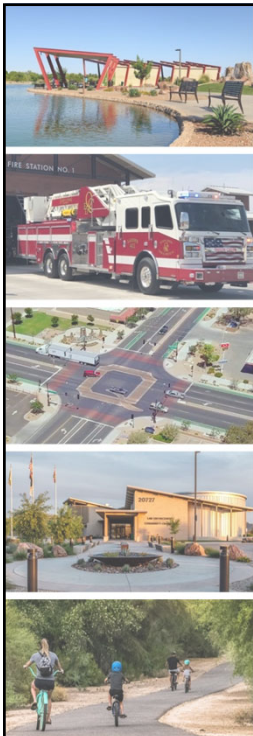


BUDGET PARAMETERS

- Maintain Existing Service Levels
 - Additional Positions Needed
- No Increased Service Levels
- No New Services or Programs

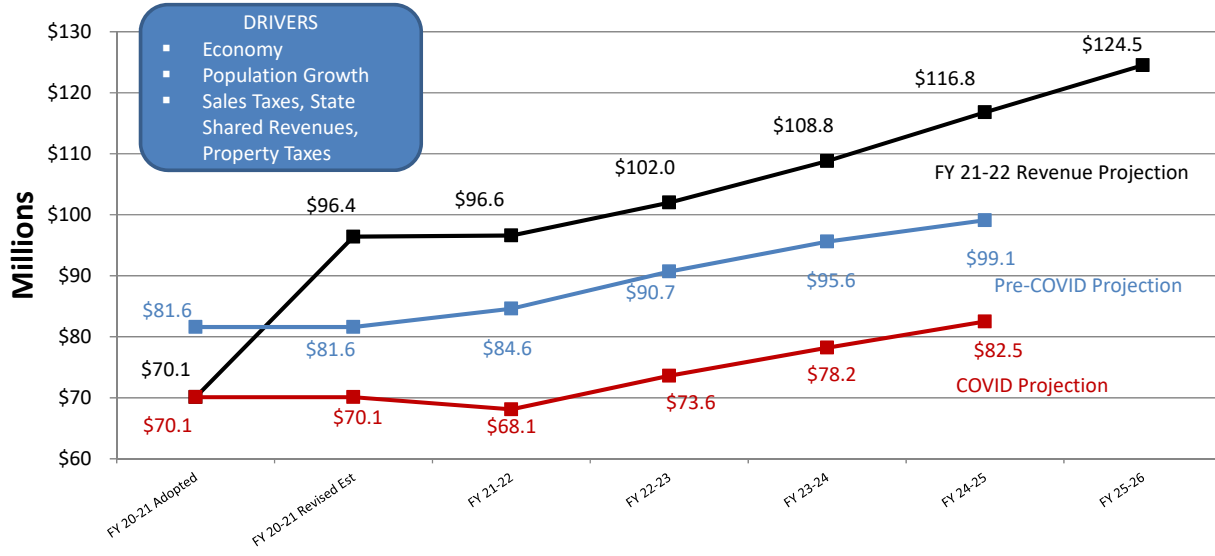


Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



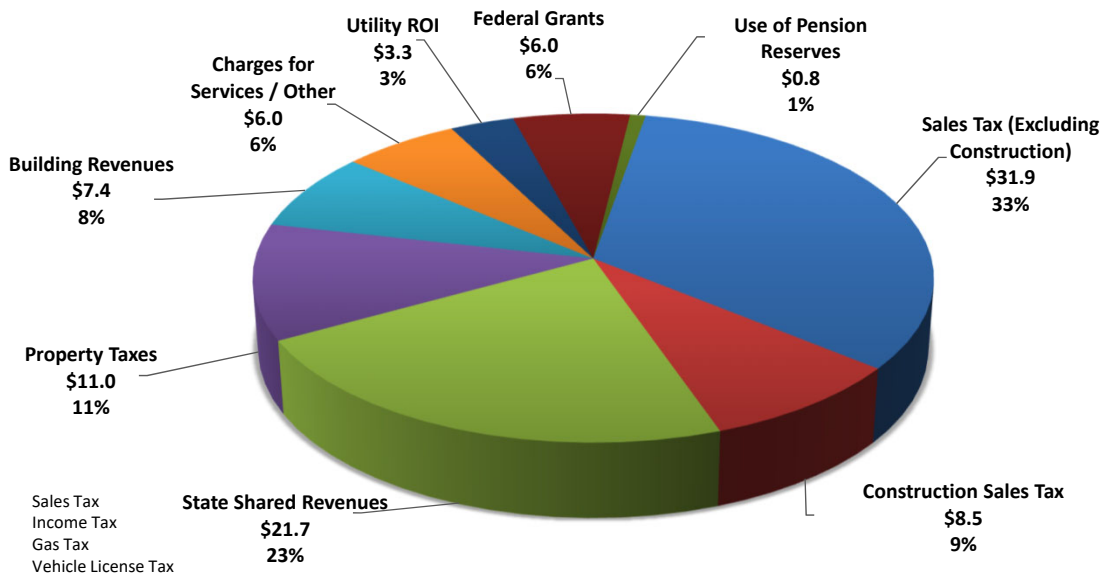
OPERATING BUDGET REVENUE / SOURCES PROJECTIONS

Various Operating Revenue Projections



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FY 21-22 OPERATING REVENUES / SOURCES \$96.6M



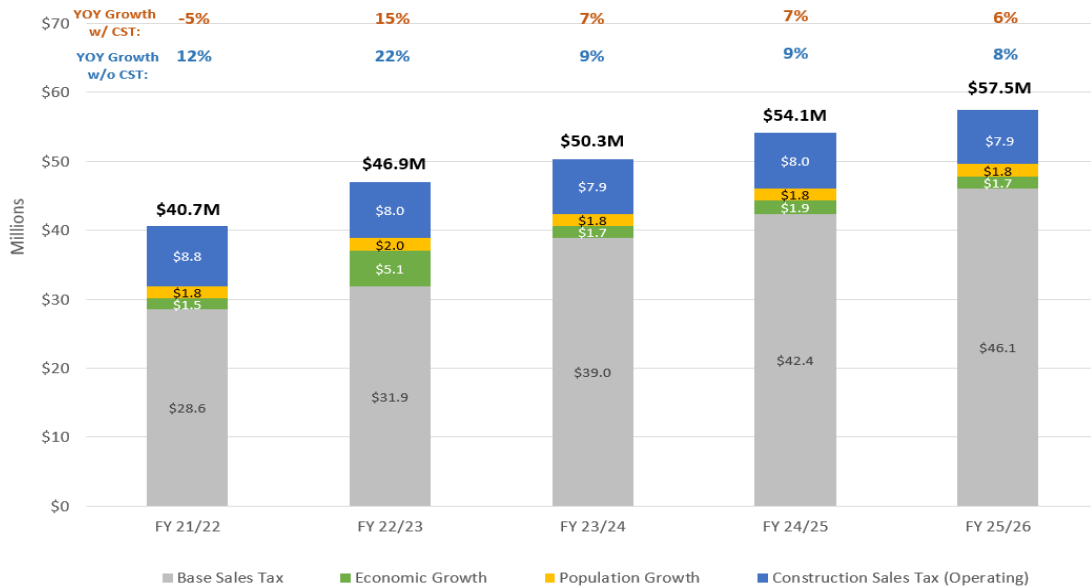
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REVENUE SUMMARY

	FY 20-21 Revised Budget	FY 21-22 Recommended	\$ Change	% Change
Sales Tax	\$28.6	\$31.9	\$3.3	+12%
Construction Sales Tax	\$14.1	\$8.5	(\$5.6)	(40%)
State Shared Revenue	\$18.9	\$21.7	\$2.8	+15%
Property Tax	\$9.8	\$11.0	\$1.2	+12%
Building Revenues	\$8.7	\$7.4	(\$1.3)	(15%)
Charges for Services	\$5.6	\$6.0	\$0.4	+7%
Utility ROI for Public Safety	\$3.0	\$3.3	\$0.3	+10%
Federal Grants (American Rescue Plan)	\$6.0	\$6.0	\$ -	- %
Use of Pension Reserves (MCSO)	<u>\$1.7</u>	<u>\$0.8</u>	<u>(\$0.9)</u>	<u>(53%)</u>
Total Revenue	\$96.4	\$96.6	\$0.2	- %

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Sales Tax Revenue Composition



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Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)

SALES TAX BREAKOUT

	FY 20-21 Revised Budget	FY 21-22 Recommended	\$ Change	% Change
Construction Sales Tax	\$14.1	\$8.5	(\$5.6)	(40%)
Retail	\$18.8	\$21.0	\$2.2	12%
Restaurants / Bars	\$3.7	\$4.1	\$0.4	11%
Communications / Utilities	\$2.6	\$2.9	\$0.3	12%
Real Estate, Rental, & Leasing	\$2.0	\$2.2	\$0.2	10%
All Other	<u>\$1.5</u>	<u>\$1.7</u>	<u>\$0.2</u>	<u>13%</u>
Total Sales Tax	\$42.7	\$40.4	(\$2.3)	(5%)

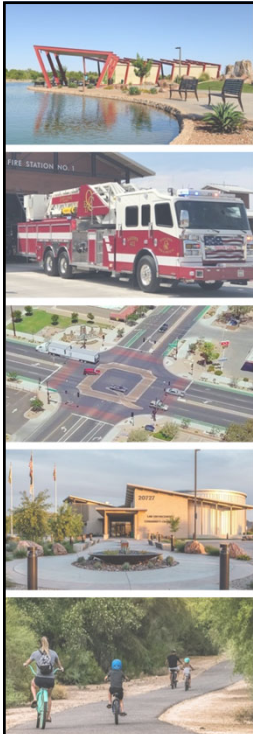
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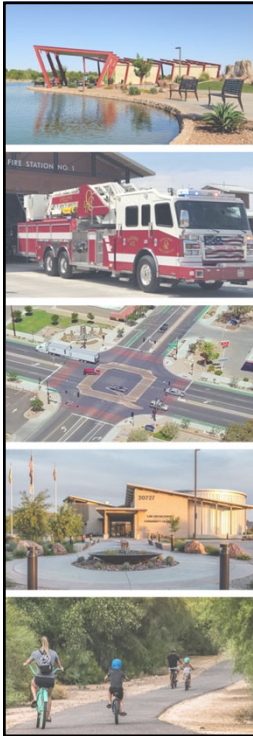
Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)

FY 21-22 ASSESSED VALUE INCREASE

	Assessed Value	% Change
FY 20-21	\$535.7M	
FY 21-22 Increases:		
Existing Property	\$27.1M	+5%
New Construction	<u>\$42.2M</u>	+8%
FY 21-22 Increase	\$69.3M	
FY 21-22	\$605.0M	+13%

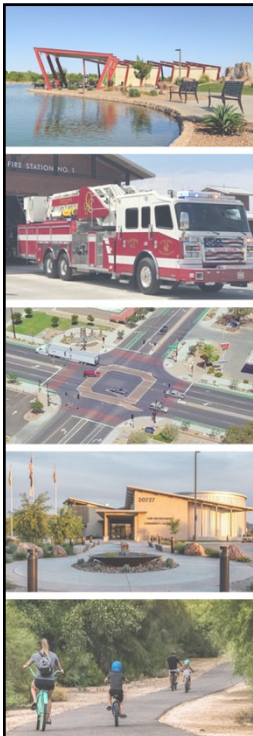
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PROPERTY TAX REVENUE FORMULA

<p>Assessed Value (AV)</p> <p>\$605M</p> <p>Maricopa / Pinal County</p>	X	<p>Levy Rate (per \$100 AV)</p> <p>\$1.83</p>	=	<p>Annual Revenues</p> <p>\$11.0M</p> <p>Town Council</p>
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DISCUSS FINANCIAL IMPACTS

1. Aggregate Impact
2. Individual Parcel Impacts

AGGREGATE IMPACT

	Annual Revenue	Total Increase from FY 20-21	Increase From New Properties	Change from Existing Properties	Levy Rate*	% of EMS Funded
FY 20-21 Amount	\$9.8M				\$1.83	35%
FY 21-22 Options:						
A. Same <u>Revenue</u> as Current Year	\$9.8M	\$0	+\$0.7M	-\$0.7M	\$1.62	29%
B. Same <u>Revenue</u> as Current Year from Existing Properties and Additional Revenue from New Properties Only	\$10.5M	+\$0.7M	+\$0.7M	\$0	\$1.74	31%
C. Same Levy Rate as FY 20-21 (RECOMMENDED)	\$11.0M	+\$1.2M	+\$0.7M	+\$0.5M	\$1.83	32%
D. Maximum Revenue Amount	\$11.8M	+\$2.0M	+\$0.8M	+\$1.2M	\$1.95	34%

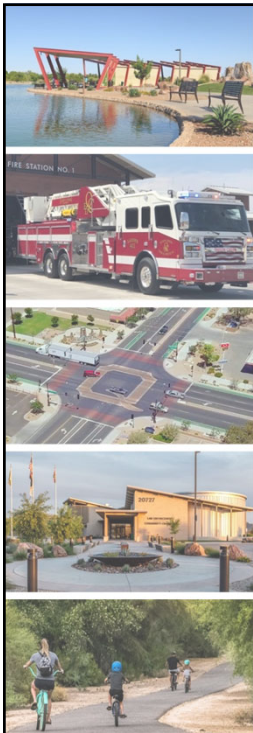
* Ballot language stated "Under no circumstances shall the primary property tax rate exceed \$1.95 per \$100 of assessed valuation"

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Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)

INDIVIDUAL PARCEL IMPACT

- About 28K Parcels
- Property Taxes Paid by Each Parcel Could Increase, Decrease, or Have No Change from the Prior Year
 - The Individual Parcel Appreciation Increase is Limited by State Statute to 5% (Assuming Land Use Remains the Same)



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INDIVIDUAL PARCEL IMPACT

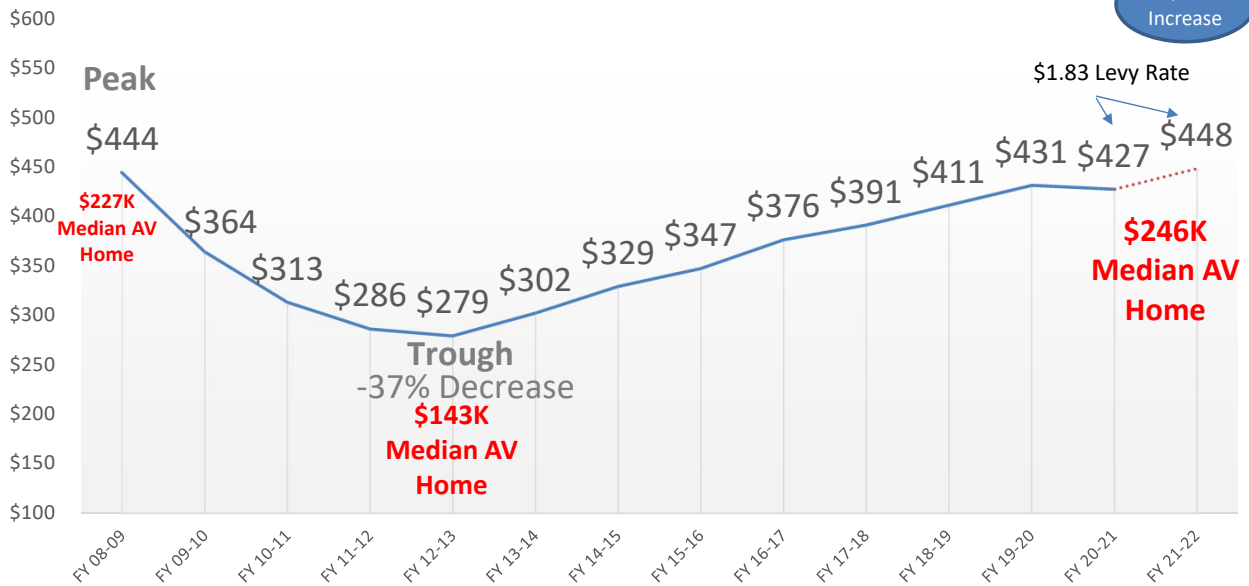
(CONCLUDED)

Single Family Residential	Median Home Value	Option A Same Revenue as FY 20-21 \$1.62 Levy*	Option B Same Revenue as FY 20-21 (plus new properties only) \$1.74 Levy	Option C Same Rate as FY 20-21 \$1.83 Levy	Option D Maximum Revenue \$1.95 Levy
FY 20-21	\$234K			\$427	
FY 21-22: AV +5%	\$246K	\$398 (-\$29)*	\$427(\$0)	\$448 (+\$21)	\$479 (+\$52)

* At \$1.62 levy rate, 17,300 Single Family Parcels (96%) would see a savings in QC property tax up to \$50

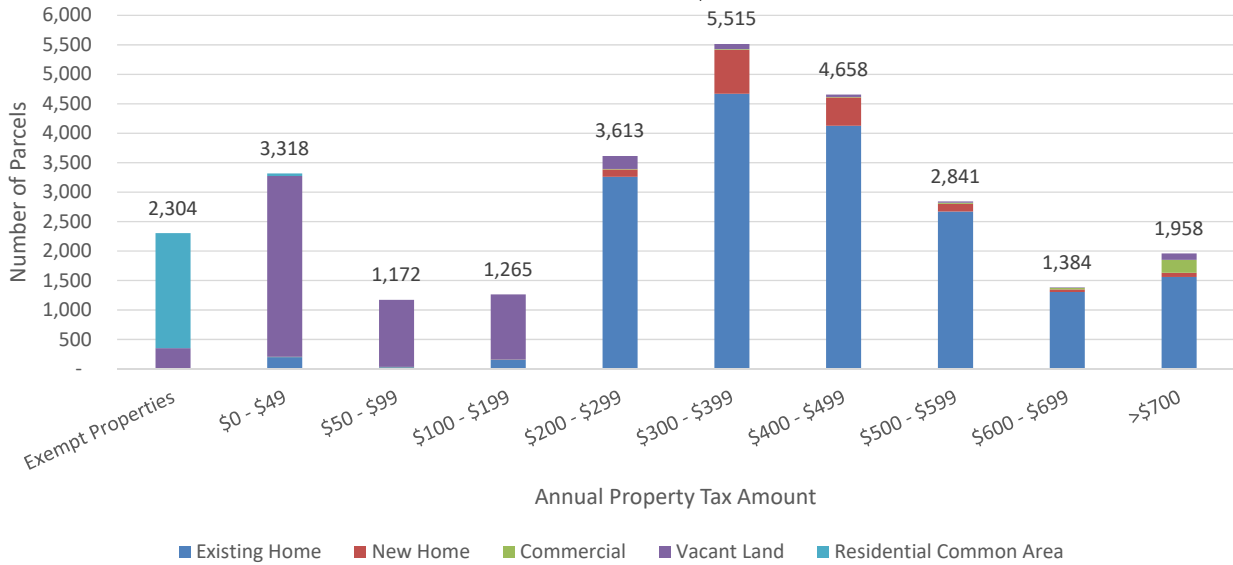
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QC PROPERTY TAX PAID ON A MEDIAN VALUE HOME



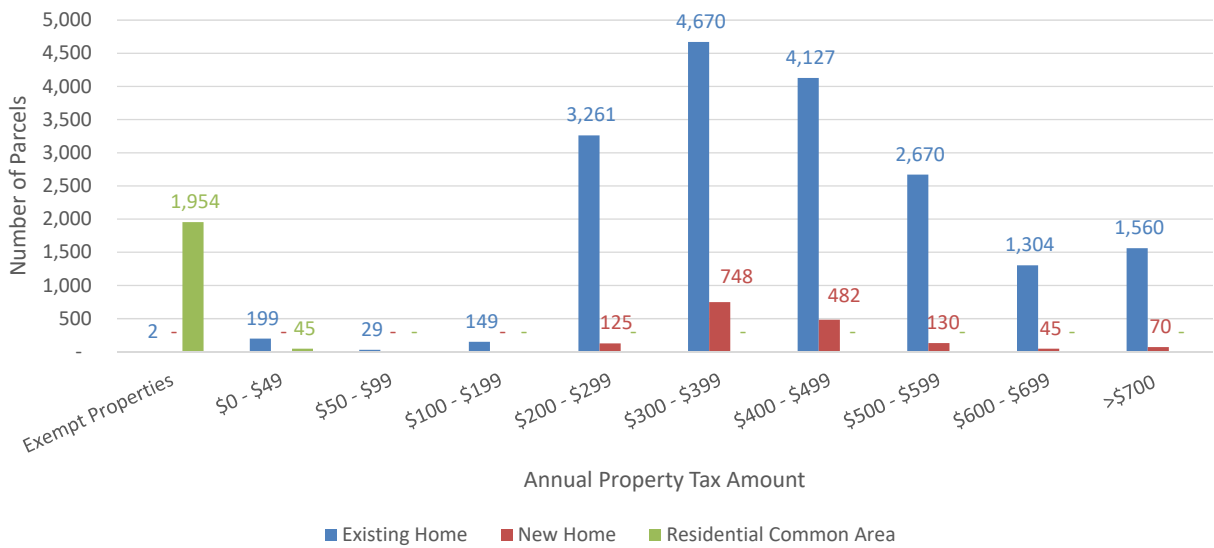
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PROPERTY TAXES: ALL PROPERTY TYPES (28K PARCELS)



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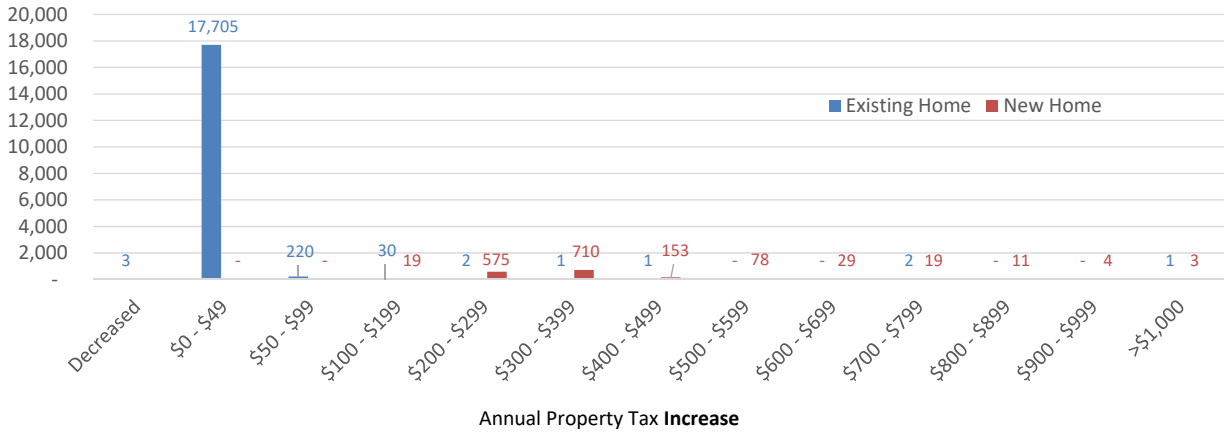
PROPERTY TAXES: HOMES ONLY



40

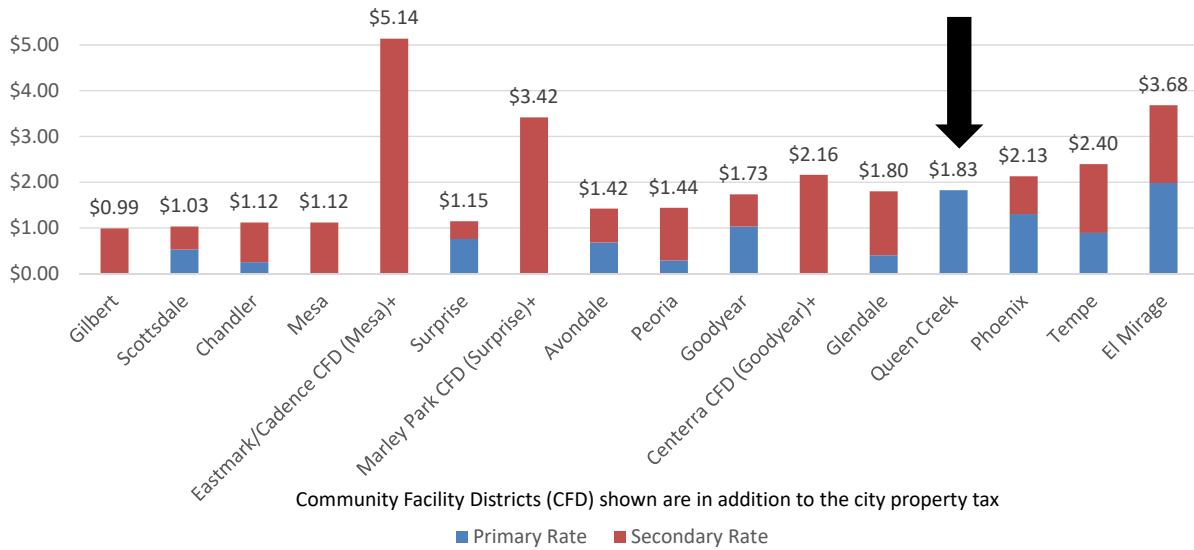
HOME PROPERTY TAX INCREASE @ \$1.83 LEVY RATE

Increase Results from Increase in Assessed Value Only



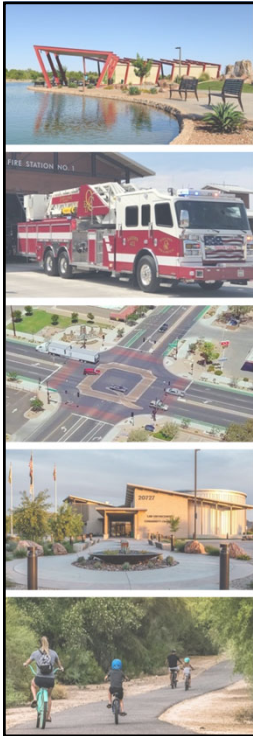
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PROPERTY TAX COMPARISONS (FY 20-21 RATES)*



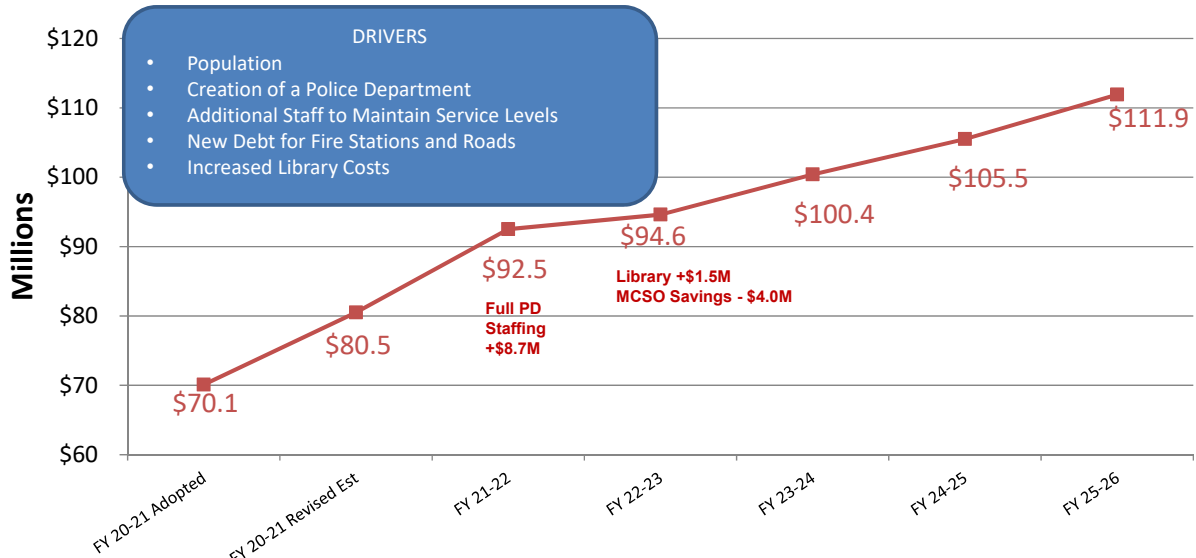
*All cities are currently in the process of setting the FY 21-22 rates.

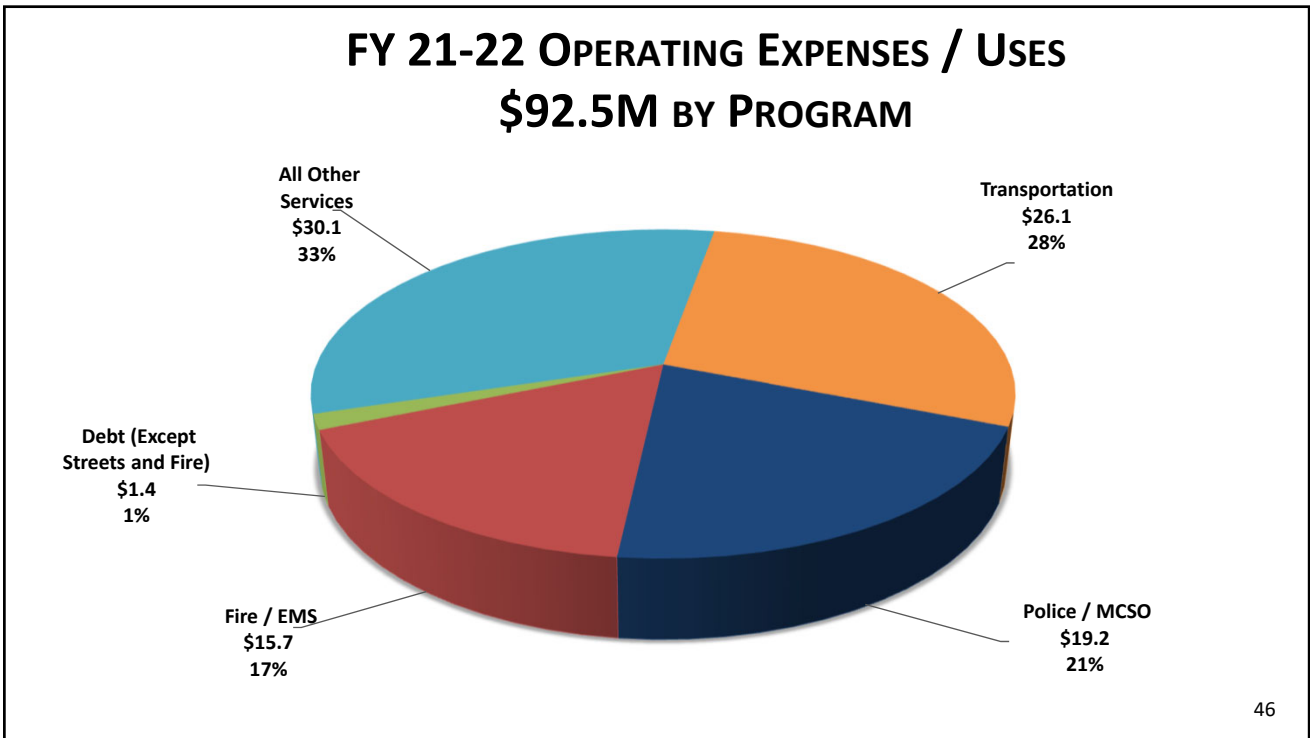
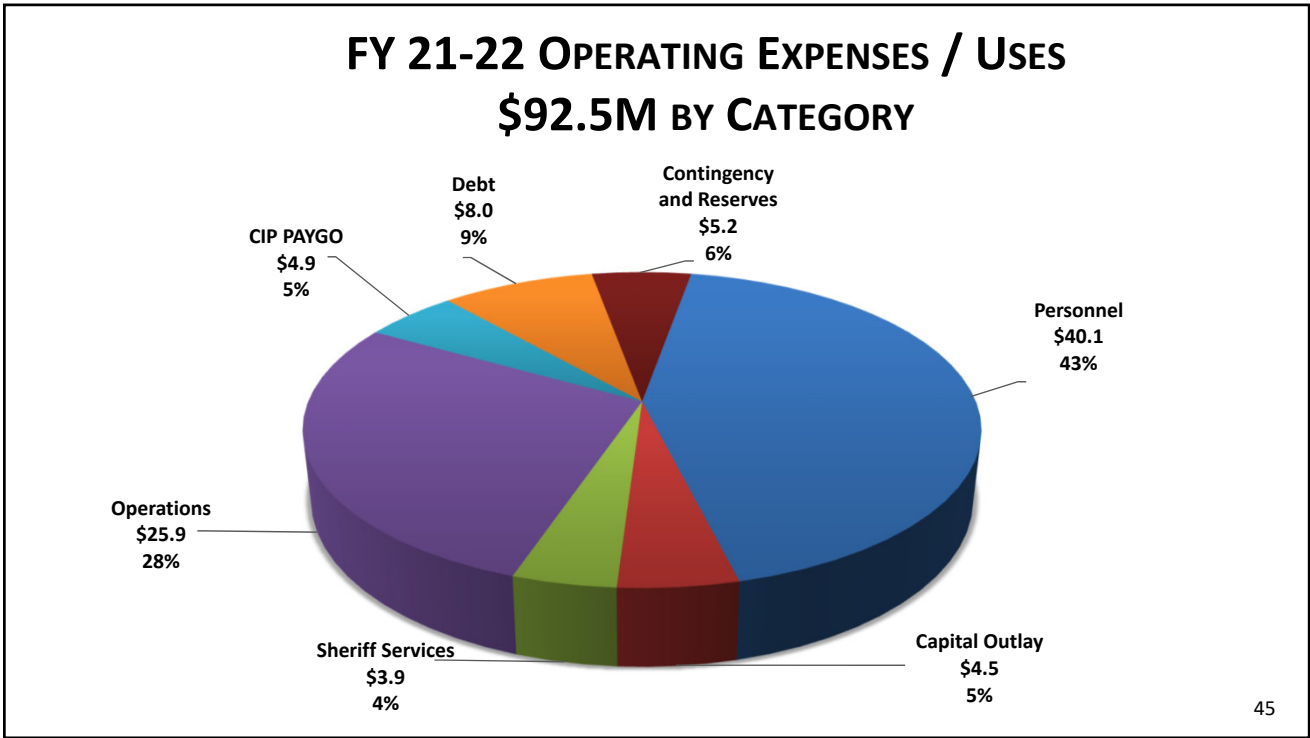
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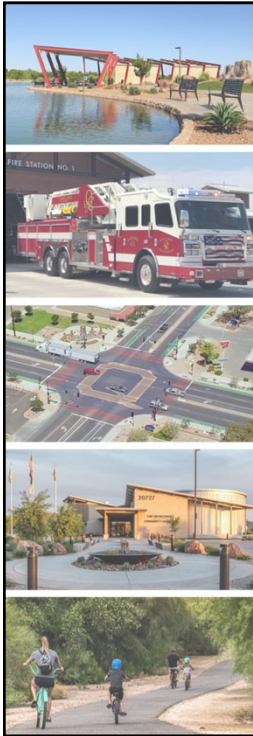
OPERATING BUDGET EXPENSE PROJECTIONS

5-Year Operating Budget Expenses/Uses



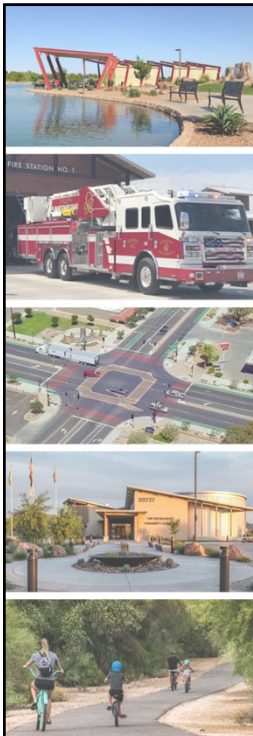


Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



EXPENSE SUMMARY

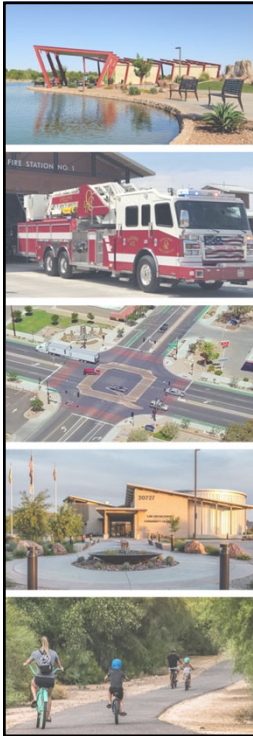
- QC Police Department: +\$6.3M (Net)
 - \$8.7M for 65 New FTE
 - \$1.7M for Additional Operating Expenses
 - \$4.1M Reduction to MCSO Contract Expenses
- Debt Service for Non-Growth Share of Infrastructure: +\$1.7M
 - \$1.3M for Transportation
 - \$0.4M for Fire



EXPENSE SUMMARY

(CONCLUDED)

- Other Highlights:
 - Replacement Fire Pumper Truck: \$1.0M
 - Personnel Changes: +\$1.6M
 - \$1.0M for 11 New FTE
 - \$0.6M for Market Increases and Merit Program



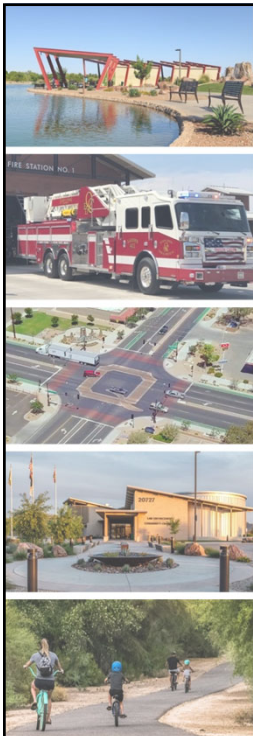
EXPENSE SUMMARY

	FY 20-21 Revised Budget	FY 21-22 Recommended	\$ Change	% Change
Personnel	\$30.1	\$40.1	\$10.0	+33%
Operating	\$21.1	\$25.9	\$4.8	+23%
MCSO	\$8.0	\$3.9	(\$4.1)	(51%)
Capital Outlay	\$4.7	\$4.5	(\$0.2)	(4%)
Contingency	<u>\$1.2</u>	<u>\$2.1</u>	<u>\$0.9</u>	<u>+75%</u>
Subtotal Expense	\$65.1	\$76.5	\$11.4	+18%
Debt	\$6.3	\$8.0	\$1.7	+27%
CIP Funding	\$3.4	\$4.9	\$1.5	+44%
Increase to 25% Reserve*	<u>\$5.7</u>	<u>\$3.1</u>	(\$2.6)	(46%)
Total Uses	\$80.5	\$92.5	\$12.0	+15%

*Reserve Fully Funded

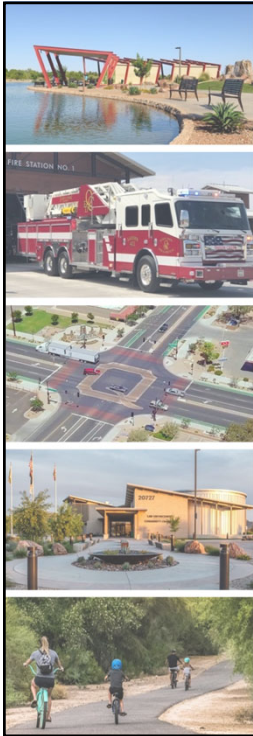
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Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



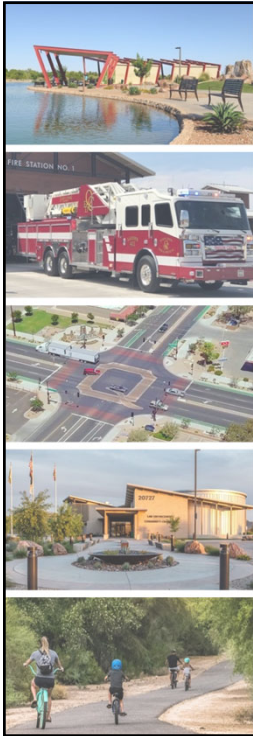
Important Expense Changes: +\$12M

Item	Amount
Police Department – Full Staffing	\$8.7M
Police Department – Start Up / Outfitting	\$1.7M
MCSO Contract Savings – ½ Year Funding	(\$4.1M)
New Debt Service – Streets & Fire (full year principal + interest)	\$1.7M
Personnel Changes – 11 New FTEs, Continue Compensation Program	\$1.6M
Commitments Under Development Agreements	\$1.5M
Fire – Apparatus Replacement (Pumper)	\$1.0M
Additional Contingency	\$0.9M
New Software and Maintenance Agreements	\$0.6M
Other – Maintain Service Levels, Contract Increases, Restore COVID Cuts	\$0.6M
Studies / Development (State Lands, Comp/Class Study)	<u>\$0.4M</u>
Subtotal	\$14.6M
Amount added to 25% Reserve is less than prior year	(\$2.6M)
Total	\$12.0M



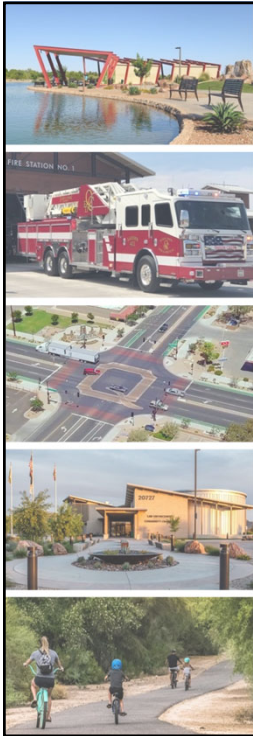
OPERATING BUDGET RESERVES

Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



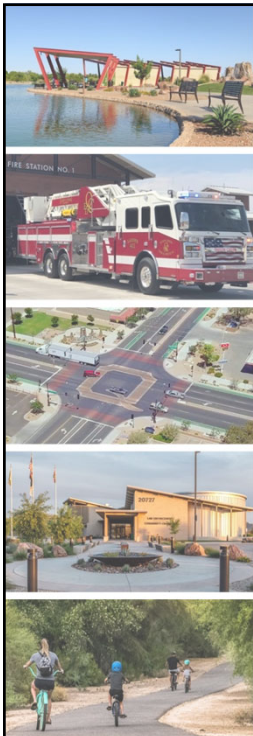
FY 2021-22 ENDING RESERVES

	FY 2021-22 Estimates	
Revenues / Sources	\$96.6	
Expenses / Uses	(\$92.5)	
Net FY 21-22	<u>\$4.1</u>	
Ending Fund Balance		\$87.7
Restrictions:		
COVID Reserve	Eliminated	
Federal Grant Funds Reserve (NEW)	\$12.0	
25% Revenue Reserve Requirement	\$25.5	
MSCO Pension Reserve (Fully Funded)	\$25.2	
ASRS Pension Reserve (Fully Funded)	<u>\$18.5</u>	
Total Restrictions		\$81.2
Available		\$6.5
		<u>\$87.7</u>



OTHER MAJOR BUDGETS

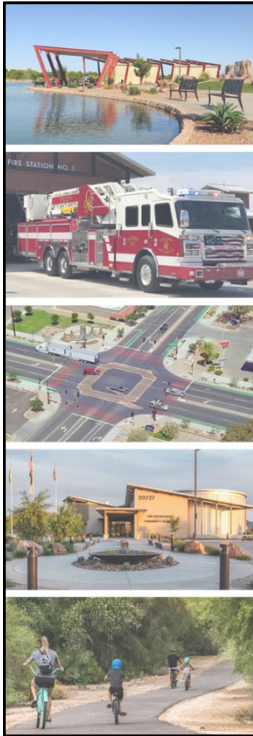
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STREETLIGHT IMPROVEMENT DISTRICTS

- Property Tax Assessments: \$29K
- Number of SLIDs: 109 (23 with a Levy)
- Number of Parcels: 15,750 (3,212 with a Levy)

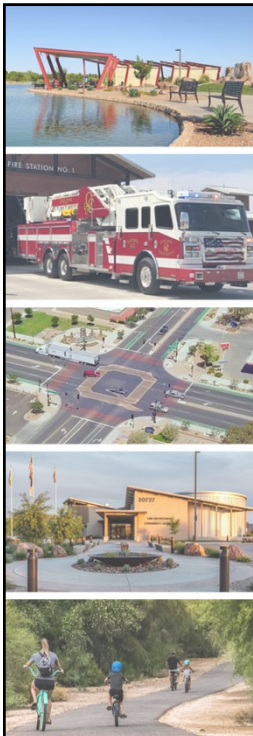
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WATER FUND (SELF-FUNDED)

- \$53M Placeholder for Water Rights Purchases
- Operational Increases Due to System Growth Partially Offset by Changes in Other Expenses
 - \$0.6M Increase for Electricity, Chemicals, ROI
 - \$0.4M New / Replacement Vehicles
 - \$0.3M Reduction in Legal Fees and Contract Payments
 - \$0.6M Well Site Maintenance & Repairs Moved to CIP Budget
- No Rate Increase but Rate Study Underway

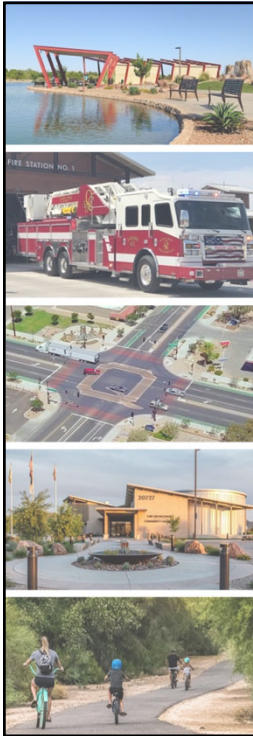
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WASTEWATER FUND (SELF-FUNDED)

- Operational Increases Offset by Reduction in Equipment Funding
 - \$0.5M Increase in Treatment Plant O&M due to growth and interconnection agreement
 - \$0.5M Decrease for Vac Truck & Heavy Truck Replacement in prior year's budget
- No Rate Increase but Study Underway
 - Residential Rate Cap Forthcoming

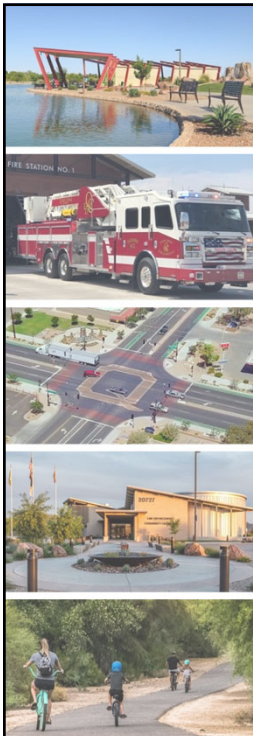
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SOLID WASTE/RECYCLING FUND (SELF-FUNDED)

- Service Provider Costs increasing 16% due to Account Growth (\$427K)
 - Revenue from New Accounts Will Cover Increased Costs
- Contract Renewed through 2027
 - Followed by Option to Renew for 3 Years
- No Rate Increase but Study Underway

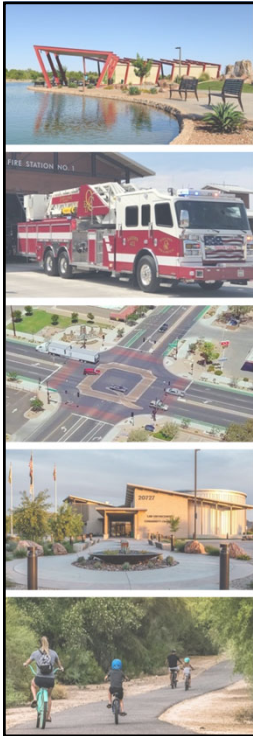
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TOWN CENTER FUND

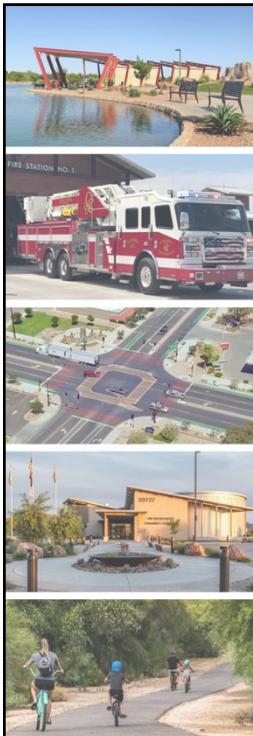
- Dedicated 0.25% Sales Tax: \$1.0M Annually
- Implement Town Center Master Plan
 - Drainage Improvements
 - Transportation and Utilities Infrastructure (Budgeted Separately in Appropriate Funds)

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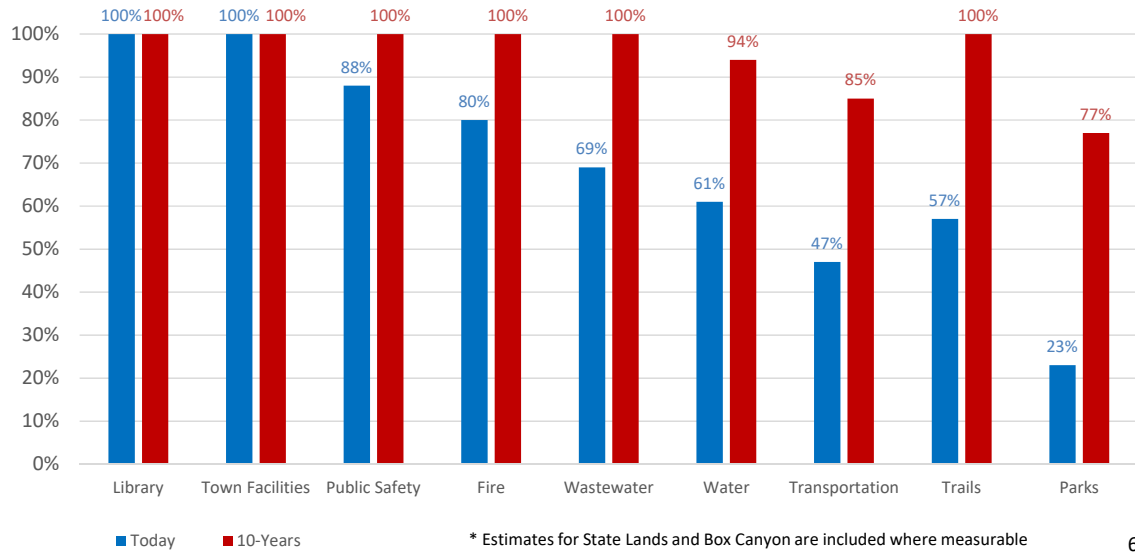
HEALTHCARE FUND

- Self-Funded
- Revenues: \$7.1M Annually
 - No Change to Employer Premiums
 - No Change to Employee Premiums
- Healthcare Claims/Costs: \$6.3M Annually
- Objective: Build Reserves to Offset Future Premium Increases



INFRASTRUCTURE BUDGETS

TOWN INFRASTRUCTURE: PERCENT COMPLETE TODAY VS IN 10-YEARS *



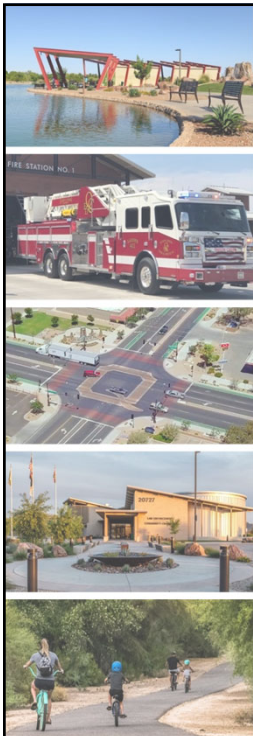
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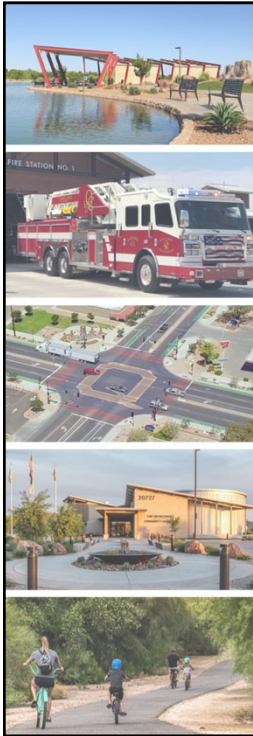
Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)

INFRASTRUCTURE SUMMARY

	Projects Under Contract	Previously Approved Projects	New Projects	Total FY 21-22 Budget
Transportation	\$14.9	\$85.6	\$18.7	\$119.2
Water	8.5	18.5	24.0	51.0
Wastewater	6.5	14.0	8.1	28.6
Water Rights	-	-	53.0	53.0
Fire	0.4	21.6	1.0	23.0
Police	-	1.5	-	1.5
Parks and Trails	1.7	9.3	15.0	26.0
Municipal Facilities	-	0.4	0.5	0.9
Contingencies	-	-	20.0	20.0
Total Infrastructure	\$32.0	\$150.9	\$140.3	\$323.2

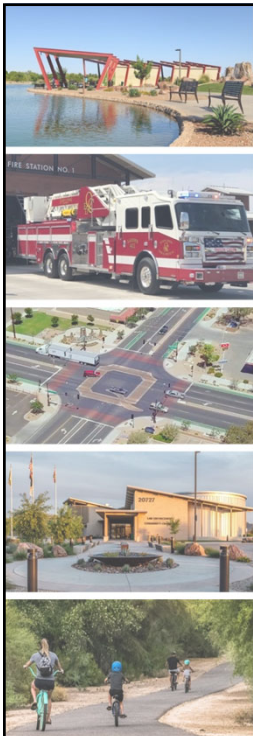
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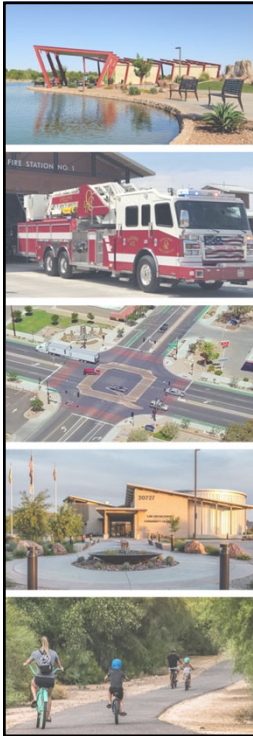
STREET INFRASTRUCTURE

- 10-Year Capital Plan: \$303M
- FY 21-22 CIP Budget: \$119M
 - \$100M Carry-Forward Projects
 - \$19M New Projects



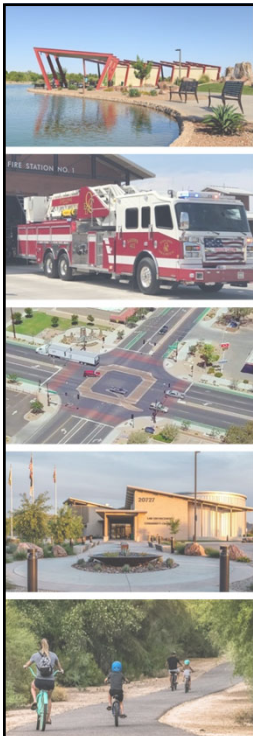
WATER INFRASTRUCTURE

- 10-Year Capital Plan \$144M
- FY 21-22 CIP Budget: \$51M
 - \$27M Carry-Forward Projects
 - \$24M New Projects
- WIFA and Bank Loans Pending



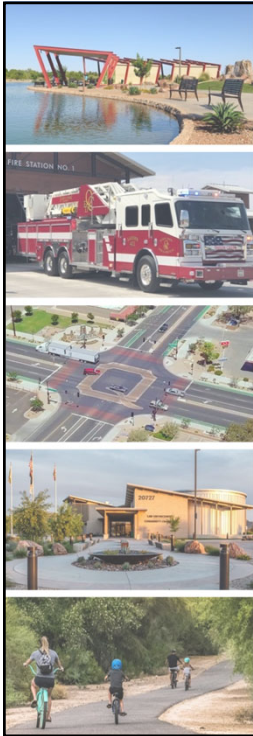
WASTEWATER INFRASTRUCTURE

- 10-Year Capital Plan \$78M
- FY 21-22 CIP Budget: \$29M
 - \$21M Carry-Forward Projects
 - \$8M New Projects
- WIFA and Bank Loans Pending



FIRE / LAW ENFORCEMENT

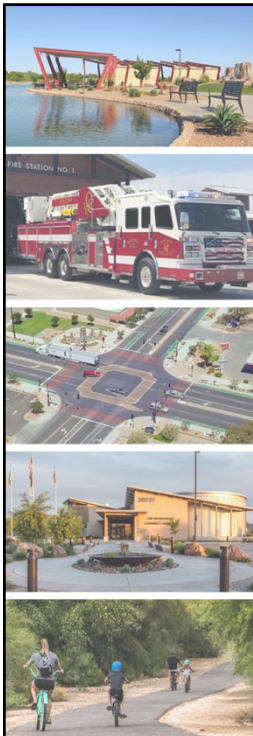
- FY 21-22 CIP Budget: \$24.5M
 1. \$1.0M Replacement Pumper Truck
 2. \$23.5M Projects Underway (carry-forward)
 1. \$8.6M Station #2 (in construction)
 2. \$9.2M Station #5 (in construction)
 3. \$5.0M Resource Center (in design)
 4. \$0.7M Station #4 (close-out/warranty items)



PARKS AND TRAILS INFRASTRUCTURE: \$26M

- Trails \$2.6M
 - \$2.3M Sonoqui Wash design and construction, 2 segments (carry-forward from FY 20-21)
 - \$0.3M QC Wash design (carry-forward from FY20-21)
- Parks \$23.4M
 - \$8.4M East Park Design/Construction for Site/Drainage (carry-forward from FY 20-21)
 - \$5.0M Placeholder for Park Design/Development
 - \$10.0M Placeholder for Park Land Acquisition

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DEBT BUDGETS

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OUTSTANDING BONDED DEBT (1)

Purpose	Outstanding Amount 6/30/21	% of Total (2)
Transportation	\$127.0M	71%
Fire	\$29.6M	17%
Law Enforcement	\$1.8M	1%
Library	\$4.8M	3%
Town Buildings	\$4.4M	2%
Parks	\$3.6M	2%
HPEC	\$4.4M	2%
Recreation Annex	<u>\$4.1M</u>	<u>2%</u>
TOTAL	\$179.7M	100%

(1) Excludes Water, Wastewater, and Non-Town Improvement District Debt.

(2) 89% of outstanding debt is for Transportation, Fire, and Law Enforcement.

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ANNUAL BOND DEBT PAYMENT (1)

Funding Source	FY 21-22 Payment	% of Total Payment
Operating Budget	\$8.0M	62%
Dedicated Transportation Sales Tax	\$1.5M	12%
Town Center Sales Tax	\$0.3M	2%
Transportation Impact Fees	\$0.9M	7%
Fire Impact Fees	\$1.1M	8%
Law Enforcement Impact Fees	\$0.2M	2%
Library Impact Fees	\$0.2M	2%
Town Building Impact Fees	\$0.3M	2%
Parks Impact Fees	<u>\$0.5M</u>	<u>4%</u>
TOTAL	\$13.0M	100%

(1) Excludes Water, Wastewater, and Non-Town Improvement District Debt

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OPERATING BUDGET PAYMENT

Purpose	FY 21-22 Payment	% of Total Payment
Transportation	\$5.8M	73%
Fire	\$0.8M	10%
Library	\$0.3M	3%
Town Buildings	\$0.3M	3%
HPEC	\$0.3M	4%
Parks	\$0.2M	3%
Recreation	<u>\$0.3M</u>	<u>4%</u>
TOTAL	\$8.0M	100%

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OUTSTANDING BONDED DEBT - UTILITIES

Purpose	Outstanding Amount 12/31/20	% of Total	Estimated FY 20-21 WIFA and Bank Loans	Total Outstanding Amount 6/30/21	% of Total
Water – Company Acquisitions	\$65.5M	49%	\$ -	\$65.5M	25%
Water – Water Resources	\$66.6M	49%	\$ -	\$66.6M	25%
Water – CIP	-	-	\$80M	\$80.0M	30%
Wastewater – GWRP Buy-in	\$ 2.6M	2%	-	\$2.6M	1%
Wastewater – CIP	<u>-</u>	<u>-</u>	<u>\$50M</u>	<u>\$50.0M</u>	<u>19%</u>
TOTAL	\$134.7M	100%	\$130M	\$264.7M	100%

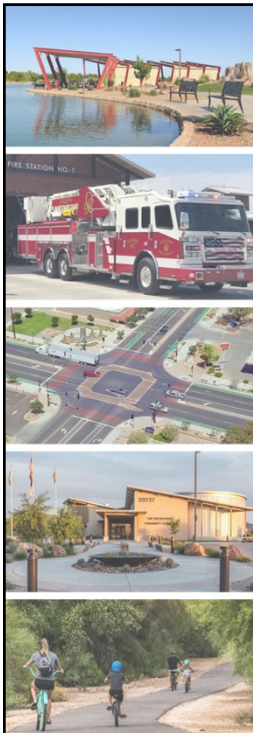
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Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)

ANNUAL DEBT SERVICE - UTILITIES

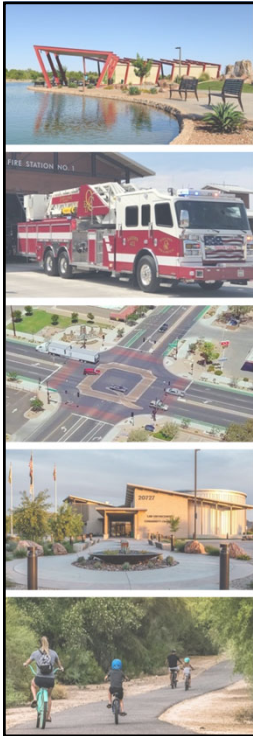
Purpose	Operating Revenues / Rates	Capacity Fees	Total FY 21-22 Payment
Water – Company Acquisitions	\$4.5M	\$ -	\$4.5M
Water – Water Resources	\$2.9M	\$ -	\$2.9M
Water – CIP	\$1.7M	\$2.2M	\$3.9M
Wastewater – GWRP Buy-in	\$0.4M	\$ -	\$0.4M
Wastewater – CIP	\$0.7M	\$1.6M	\$2.3M
TOTAL	\$10.2M	\$3.8M	\$14.0M
% of Total	73%	27%	

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CONTINGENCIES

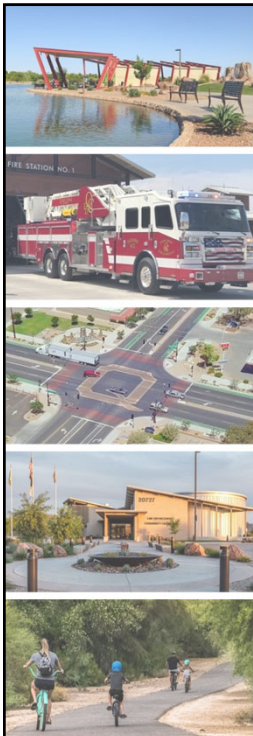
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Infrastructure Carry-Forward / Contingencies

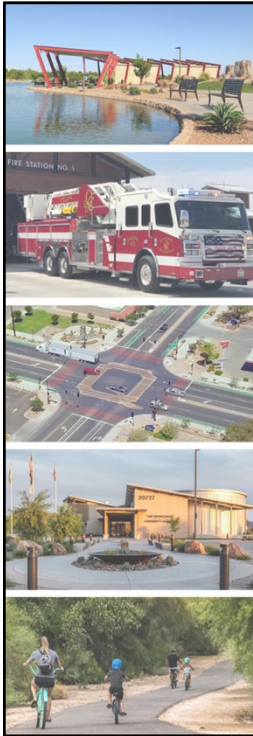
Purpose	Description	Amount
1. Projects Under Contract	Carryforward of approved contracts into FY 21-22	\$31.9M
2. Project Budgets Approved – Not yet under Contract	Expenditure authority for projects previously approved but not under contract by end of fiscal year	\$150.9M
3. Unanticipated Expenses	Expenditure authority for private development partnerships, new projects, or emergency needs	<u>\$20.0M</u>
Total CIP Contingency		\$202.8
4. Police / Grants Contingency	Expenditure authority for potential additional PD start-up costs and/or receipt of grants for PD, Trails, Traffic	\$5.0M
5. Federal Grants Contingency	Expenditure authority for possible uses of the Town’s federal stimulus funding	\$12.0M
Total FY 21-22 Contingency		<u>\$219.8M</u>

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BUDGET ADOPTION CALENDAR

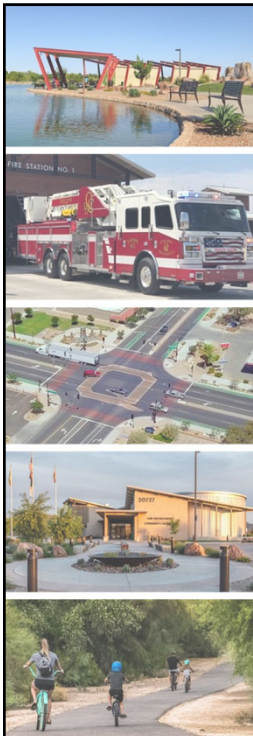
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REMAINING BUDGET DATES

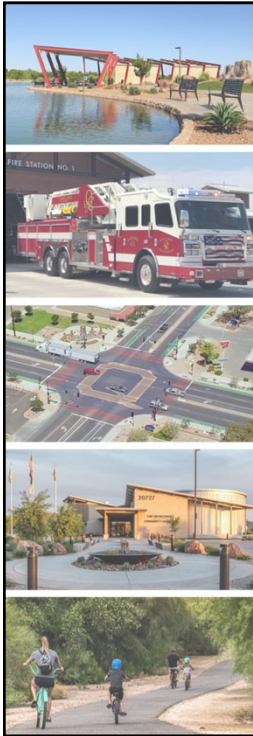
Date	Item
May 5	Tentative Budget Approval
May 19	Final Budget Adoption
June 2	Property Tax Levy Adopted

Attachment: FY 2021/22 Tentative Budget Adoption Presentation (Tentative FY22 Budget)



RECOMMENDED MOTION

Move to Approve the FY 2021/22 Tentative Budget of \$487.2M and Set May 19, 2021 as the date of the Public Hearing for the FY 2021/22 Final Budget and the Truth-in-Taxation Hearing as required under Arizona Revised Statutes



DISCUSSION AND QUESTIONS

TOWN OF QUEEN CREEK
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2022

Fiscal Year	S c h	FUNDS								
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds	
2021	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	28,837,320	40,341,105	12,366,827	178,588,127	0	144,336,448	4,641,515	409,111,342
2021	Actual Expenditures/Expenses**	E	28,837,320	40,341,105	12,366,827	23,202,276	0	96,890,342	4,641,515	206,279,385
2022	Fund Balance/Net Position at July 1***		70,367,463	45,042,778	0	111,991,236	0	99,532,531	224,297	327,158,305
2022	Primary Property Tax Levy	B	0	11,045,515	0	0				11,045,515
2022	Secondary Property Tax Levy	B	0	0	0	0				0
2022	Estimated Revenues Other than Property Taxes	C	60,793,112	50,178,154	1,737,222	39,588,253	0	107,024,406	7,088,351	266,409,498
2022	Other Financing Sources	D	0	0	0	0	0	0	0	0
2022	Other Financing (Uses)	D	0	0	0	0	0	0	0	0
2022	Interfund Transfers In	D	0	15,583,321	13,055,652	29,422,290	0	46,003,116	0	104,064,379
2022	Interfund Transfers (Out)	D	26,149,899	31,911,364	0	0	0	46,003,116	0	104,064,379
2022	Reduction for Amounts Not Available:									
2022	Total Financial Resources Available		105,010,676	89,938,404	14,792,874	181,001,779	0	206,556,937	7,312,648	604,613,318
2022	Budgeted Expenditures/Expenses	E	34,531,776	60,690,273	14,792,873	185,558,306	0	185,307,929	6,302,457	487,183,614

EXPENDITURE LIMITATION COMPARISON

Budgeted expenditures/expenses
 Add/subtract: estimated net reconciling items
 Budgeted expenditures/expenses adjusted for reconciling items
 Less: estimated exclusions
 Amount subject to the expenditure limitation
 EEC expenditure limitation

2021	2022
\$ 409,111,342	\$ 487,183,614
409,111,342	487,183,614
\$ 409,111,342	\$ 487,183,614
\$ 409,111,342	\$ 487,183,614

□

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.
 ** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
 *** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

TOWN OF QUEEN CREEK
Tax Levy and Tax Rate Information
Fiscal Year 2022

	2021	2022
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u>15,716,317</u>	\$ <u>17,234,077</u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>9,779,705</u>	\$ <u>11,045,515</u>
B. Secondary property taxes	<u>0</u>	<u>0</u>
C. Total property tax levy amounts	\$ <u>9,779,705</u>	\$ <u>11,045,515</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>9,779,705</u>	
(2) Prior years' levies	<u>79,572</u>	
(3) Total primary property taxes	\$ <u>9,859,277</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>0</u>	
(2) Prior years' levies	<u>0</u>	
(3) Total secondary property taxes	\$ <u>0</u>	
C. Total property taxes collected	\$ <u>9,859,277</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>1.8257</u>	<u>1.8257</u>
(2) Secondary property tax rate	<u> </u>	<u> </u>
(3) Total city/town tax rate	<u>1.8257</u>	<u>1.8257</u>
B. Special assessment district tax rates		
Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating <u>102</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

TOWN OF QUEEN CREEK
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUES 2021	ACTUAL REVENUES* 2021	ESTIMATED REVENUES 2022
GENERAL FUND			
Local taxes			
City Sales Tax	\$ 16,692,324	\$ 25,403,605	28,328,818
Construction Sales Tax	4,134,393	12,511,525	7,520,485
Licenses and permits			
Business Licenses	75,000	75,000	75,000
Liquor License	10,500	10,500	10,500
Building Revenue	4,545,000	8,702,800	7,362,600
Intergovernmental			
State Sales Tax	5,011,800	5,617,000	6,898,800
Urban Revenue Sharing	7,200,700	7,272,892	7,494,700
Charges for services			
Recreation User Fees	327,842	327,842	442,491
Interest on investments			
Interest Income	472,000	472,000	200,000
Miscellaneous			
Telecommunications	160,000	160,000	165,000
Building Lease Revenue	-	-	-
Gas Franchises	115,000	115,000	115,000
Cable Licenses	330,000	330,000	390,000
Miscellaneous	103,500	103,500	103,500
Departmental Support Revenue	1,686,218	1,686,218	1,686,218
Total General Fund	\$ 40,864,277	\$ 62,787,882	\$ 60,793,112
SPECIAL REVENUE FUNDS			
Highway User Revenue Fund			
Highway Users Revenue	\$ 2,725,200	\$ 3,429,900	4,083,000
Pinal County Taxes	23,600	23,600	23,600
Vehicle License Tax	2,186,800	2,582,700	3,162,100
Grants	-	-	255,000
Interest Income	-	-	-
Total Highway User Revenue Fund	\$ 4,935,600	\$ 6,036,200	\$ 7,523,700
Municipal Town Center Fund			
City Sales Tax	\$ 669,998	\$ 927,265	1,010,719
Building Lease Revenue	80,650	80,650	81,426
Signage Revenue	13,200	13,200	20,000
Interest Income	6,500	6,500	-
Total Municipal Town Center Fund	\$ 770,348	\$ 1,027,615	\$ 1,112,145
Construction Sales Tax Fund			
2% Construction Sales Tax	\$ 4,134,393	\$ 12,511,525	7,520,485
Total Construction Sales Tax Fund	\$ 4,134,393	\$ 12,511,525	\$ 7,520,485
Grants & Contingency Fund			
Grants	\$ 2,000,000	\$ 7,842,506	5,000,000
Contingency	-	-	-
Total Grants & Contingency Fund	2,000,000	7,842,506	5,000,000
Parks Development Fund			
Parks Development Fee	\$ 2,532,510	\$ 5,578,665	4,967,809
3rd Party Contributions	-	-	-
Interest Income	77,040	77,040	143,740
Miscellaneous	-	-	-

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

TOWN OF QUEEN CREEK
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUES 2021	ACTUAL REVENUES* 2021	ESTIMATED REVENUES 2022
Total Parks Development Fund	\$ 2,609,550	\$ 5,655,705	\$ 5,111,549
Town Buildings Fund			
Town Building & Vehicle Development Fee	\$ 60,720	\$ 132,926	118,316
Interest Income	22,610	22,610	3,000
Total Town Buildings Fund	\$ 83,330	\$ 155,536	\$ 121,316
Transportation Development Fee Fund			
Transportation Development Impact Fee	\$ 1,975,820	\$ 4,029,644	3,921,888
Interest Income	-	-	5,000
Total Transportation Development Fee Fund	\$ 1,975,820	\$ 4,029,644	\$ 3,926,888
Library Development Fee Fund			
Library Development Impact Fee	\$ 133,380	\$ 292,153	260,157
Interest Income	17,540	17,540	3,000
Total Library Development Fee Fund	\$ 150,920	\$ 309,693	\$ 263,157
Public Safety Development Fee Fund			
Public Safety Development Fees	\$ 506,020	\$ 1,013,723	1,054,861
Interest Income	2,380	2,380	-
Total Public Safety Development Fee Fund	\$ 508,400	\$ 1,016,103	\$ 1,054,861
Emergency Services Fund			
City Sales Tax	\$ 2,086,540	\$ 3,175,451	3,541,102
Construction Sales Tax	527,601	1,563,941	940,061
County Island Fire District	1,445,000	1,445,000	1,500,000
Fire Inspections	56,250	56,250	75,000
PSPRS Premium Tax Credit	144,000	144,000	145,000
ROI Utility Revenue	3,034,871	3,034,871	3,372,160
IGA - School District	155,000	155,000	155,000
Wildland Reimbursement	65,000	65,000	15,000
Building Lease Revenue	28,000	28,000	28,000
Grants	-	6,000,000	6,000,000
Miscellaneous	35,000	35,000	40,000
Total Emergency Services Fund	\$ 7,577,262	\$ 15,702,513	\$ 15,811,323
Fire Development Fee Fund			
Fire Development Fees	\$ 954,070	\$ 1,961,670	1,959,010
Interest Income	-	-	5,000
Total Fire Development Fee Fund	\$ 954,070	\$ 1,961,670	\$ 1,964,010
Streetlight Improvement Districts			
Special Assessment	\$ 67,370	\$ 67,370	43,720
Interest Income	-	-	-
Total Streetlight Improvement Districts	\$ 67,370	\$ 67,370	\$ 43,720
Community Events Fund			
Contributions/Donations	\$ 75,000	\$ 75,000	75,000
Total Community Events Fund	\$ 75,000	\$ 75,000	\$ 75,000
Horseshoe Park & Equestrian Center (HPEC) Fund			
Park Revenues	\$ 431,193	\$ 431,193	650,000
Total HPEC Fund	\$ 431,193	\$ 431,193	\$ 650,000
Total Special Revenue Funds	\$ 26,273,256	\$ 56,822,273	\$ 50,178,154
DEBT SERVICE FUNDS			
Special Assessment Fund			
Property Assessments	\$ 1,736,651	\$ 1,750,453	1,737,222
Interest Income	-	-	-

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

TOWN OF QUEEN CREEK
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUES 2021	ACTUAL REVENUES* 2021	ESTIMATED REVENUES 2022
Total Special Assessment Fund	\$ 1,736,651	\$ 1,750,453	\$ 1,737,222
Total Debt Service Funds	\$ 1,736,651	\$ 1,750,453	\$ 1,737,222
CAPITAL PROJECTS FUNDS			
Drainage & Transportation Fund			
Reimbursement from Government Agency	\$ 7,433,922	\$ 7,433,922	14,438,253
Other Funding	-	-	12,500,000
Interest Income	-	-	150,000
Bond/Loan Proceeds	-	-	-
Total Drainage & Transportation Fund	\$ 7,433,922	\$ 7,433,922	\$ 27,088,253
General CIP			
Contributions from Outside Agencies	\$ 6,000,000	\$ -	-
Other Funding	-	-	12,500,000
Bond Proceeds	-	-	-
Total General CIP	\$ 6,000,000	\$ -	\$ 12,500,000
Total Capital Projects Funds	\$ 13,433,922	\$ 7,433,922	\$ 39,588,253
INTERNAL SERVICE FUNDS			
Healthcare Self-Insurance			
Premiums	\$ 4,498,615	\$ 4,498,615	6,988,351
Stop Loss Reimbursement	100,000	100,000	100,000
Interest Income	12,900	12,900	-
Total Healthcare Self-Insurance	\$ 4,611,515	\$ 4,611,515	\$ 7,088,351
ENTERPRISE FUNDS			
Sewer Utility Funds			
User Fees	\$ 6,841,556	\$ 6,841,556	8,246,236
Miscellaneous	768,078	768,078	990,946
Bond/Loan Proceeds	40,000,000	40,000,000	-
Capacity Fee	1,863,540	5,007,772	3,689,965
Interest Income	86,000	86,000	100,000
Total Sewer Utility	\$ 49,559,174	\$ 52,703,406	\$ 13,027,147
Water Fund			
Water Revenues/User Fees	\$ 24,683,892	\$ 29,171,350	31,519,400
Capacity Fee	1,973,055	4,213,547	3,900,954
Miscellaneous	448,447	448,447	518,526
Interest Income	248,618	248,618	350,000
Bond/Loan Proceeds	110,000,000	120,250,000	53,000,000
Total Water Fund	\$ 137,354,012	\$ 154,331,962	\$ 89,288,880
Solid Waste Fund			
User Fees	\$ 3,625,735	\$ 3,625,735	4,417,279
Recycling	21,000	21,000	16,000
Cart Fees	176,310	176,310	270,000
Interest Income	11,000	11,000	5,100
Miscellaneous	-	-	-
Total Solid Waste	\$ 3,834,045	\$ 3,834,045	\$ 4,708,379
Total Enterprise Funds	\$ 190,747,231	\$ 210,869,413	\$ 107,024,406
TOTAL ALL FUNDS	\$ 277,666,852	\$ 344,275,458	\$ 266,409,498

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

TOWN OF QUEEN CREEK
Other Financing Sources/(Uses) and Interfund Transfers
Fiscal Year 2022

FUND	OTHER FINANCING 2022		INTERFUND TRANSFERS 2022	
	SOURCES	(USES)	IN	(OUT)
GENERAL FUND				
Debt Service	\$	\$	\$	\$ 6,685,278
Interfund Loan				
Infrastructure (CIP)				3,881,300
Emergency Services Fund				14,006,645
Horseshoe Park & Equestrian Center Fund				1,576,676
HURF				
Community Events				
Total General Fund	\$ -	\$ -	\$ -	\$ 26,149,899
SPECIAL REVENUE FUNDS				
Library Development Fee Fund	\$	\$	\$	\$ 232,116
Emergency Services Fund			14,006,645	1,752,950
Grants Fund				
Parks Development				5,507,543
Public Safety Development Fee Fund				140,075
Town Buildings & Vehicles Development Fee				287,723
Fire Development Fee Fund				1,090,538
Transportation Development Fund				13,459,355
Construction Sales Tax				8,556,566
Town Center				331,475
HURF				262,790
Community Events				
Horseshoe Park & Equestrian Center Fund			1,576,676	290,233
Total Special Revenue Funds	\$ -	\$ -	\$ 15,583,321	\$ 31,911,364
DEBT SERVICE FUNDS				
Special Assessment Fund	\$	\$	\$	\$
Debt Service			13,055,652	
Total Debt Service Funds	\$ -	\$ -	\$ 13,055,652	\$ -
CAPITAL PROJECTS FUNDS				
Transportation CIP	\$	\$	\$ 22,947,290	\$
General CIP			6,475,000	
Total Capital Projects Funds	\$ -	\$ -	\$ 29,422,290	\$ -
ENTERPRISE FUNDS				
Water Fund	\$	\$	\$	18,984,177
Water Capacity				16,248,659
Water CIP			23,975,582	
Water Debt			11,257,254	
Sewer/Wastewater Fund				2,583,810
Sewer/Wastewater Capacity				8,186,470
Sewer/Wastewater CIP			8,090,859	
Sewer/Wastewater Debt			2,679,421	
Total Enterprise Funds	\$ -	\$ -	\$ 46,003,116	\$ 46,003,116
TOTAL ALL FUNDS	\$ -	\$ -	\$ 104,064,379	\$ 104,064,379

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

**TOWN OF QUEEN CREEK
Expenditures/Expenses by Fund
Fiscal Year 2022**

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/EXPENSES	EXPENDITURE/EXPENSE ADJUSTMENTS APPROVED	ACTUAL EXPENDITURES/EXPENSES*	BUDGETED EXPENDITURES/EXPENSES
	2021	2021	2021	2022
GENERAL FUND				
Town Council	\$ 439,120	\$ 3,242	442,362	444,052
Town Manager	1,168,570	28,963	1,197,533	1,236,238
Legal Services	465,000	-	465,000	565,000
Town Clerk	306,598	7,454	314,052	284,121
Finance	2,203,392	894,716	3,098,108	3,308,469
Workforce & Technology	4,364,109	166,170	4,530,279	5,741,668
Communications, Marketing & Recreation	2,212,438	139,464	2,351,902	2,677,194
Economic Development	790,833	682,376	1,473,209	1,115,287
Development Services	3,319,502	254,768	3,574,270	3,691,598
Public Works	7,714,677	335,021	8,049,698	9,417,099
Centralized Services	2,593,750	747,157	3,340,907	6,051,050
Total General Fund	\$ 25,577,989	\$ 3,259,331	\$ 28,837,320	\$ 34,531,776
SPECIAL REVENUE FUNDS				
HURF				
Public Works	\$ 4,768,890	\$ 1,430,418	6,199,308	7,027,077
Municipal Town Center Fund				
Economic Development	1,146,441	138,105	1,284,546	967,400
Streetlight Improvement District				
General Operations	181,600		181,600	199,360
Grants & Contingency Fund				
General Operations	6,262,796	(3,964,697)	2,298,099	17,000,000
Construction Sales Tax Fund				
Capital	146,147		146,147	-
Parks Development Fund				
Comm, Marketing & Recreation				80,000
Carryforward Allowance				
Town Buildings & Vehicles Fund				
General Operations				20,000
Transportation Development Fund				
Public Works				125,000
Library Development Fund				
Comm, Marketing & Recreation				20,000
Public Safety Development Fund				
Emergency Management Services				40,000
Fire Development Fund				
Emergency Management Services		-	-	40,000
Emergency Services Fund				
Emergency Management Services	23,905,600	4,706,092	28,611,692	33,069,993
Community Events Fund				
Comm, Marketing & Recreation	165,000	-	165,000	165,000
HPEC Fund				
Economic Development	1,368,777	85,936	1,454,713	1,936,443
LTAf				
Public Works	-	-	-	-
Total Special Revenue Funds	\$ 37,945,251	\$ 2,395,854	\$ 40,341,105	\$ 60,690,273
DEBT SERVICE FUNDS				
Special Assessment Fund				
General Operations	\$ 1,736,651	\$	1,736,651	1,737,222
Debt Service Fund				
General Operations	10,952,351	(322,175)	10,630,176	13,055,651
Total Debt Service Funds	\$ 12,689,002	\$ (322,175)	\$ 12,366,827	\$ 14,792,873

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

**TOWN OF QUEEN CREEK
Expenditures/Expenses by Fund
Fiscal Year 2022**

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES* 2021	BUDGETED EXPENDITURES/ EXPENSES 2022
CAPITAL PROJECTS FUNDS				
Drainage & Transportation				
Public Works	\$ 100,359,623	\$ 37,893,531	138,253,154	131,669,814
Carryforward Allowance			(120,472,359)	
General CIP -				
General Operations	43,940,333	(3,605,360)	40,334,973	53,888,492
Carryforward Allowance			(34,913,492)	
Total Capital Projects Funds	\$ 144,299,956	\$ 34,288,171	\$ 23,202,276	\$ 185,558,306
ENTERPRISE FUNDS				
Sewer/Wastewater Funds				
Sewer Operating	\$ 4,891,774	\$ 16,733	4,908,507	5,014,615
Sewer Capacity	-	-	-	-
Sewer Capital	40,594,713	650,000	41,244,713	31,057,770
Sewer Debt	392,100	-	392,100	2,679,421
Carryforward Allowance	-	-	(20,466,911)	
Subtotal Sewer/Wastewater	\$ 45,878,587	\$ 666,733	\$ 26,078,409	\$ 38,751,806
Water Funds				
Water Operating	82,353,030	(46,624,041)	35,728,989	77,197,446
Water Capacity	-	-	-	-
Water Capital	46,184,438	7,141,268	53,325,706	53,454,777
Water Debt	5,737,529	(792,353)	4,945,176	11,257,252
Carryforward Allowance	-	-	(26,979,195)	
Subtotal Water	\$ 134,274,997	\$ (40,275,126)	\$ 67,020,676	\$ 141,909,475
Solid Waste Fund	3,834,045	(42,788)	3,791,257	4,646,648
Total Enterprise Funds	\$ 183,987,629	\$ (39,651,181)	\$ 96,890,342	\$ 185,307,929
INTERNAL SERVICE FUNDS				
Healthcare / Self-Insurance Fund				
Healthcare	\$ 4,611,515	\$ 30,000	4,641,515	6,302,457
Subtotal Healthcare	\$ 4,611,515	\$ 30,000	4,641,515	6,302,457
Total Internal Service Funds	\$ 4,611,515	\$ 30,000	4,641,515	6,302,457
TOTAL ALL FUNDS	\$ 409,111,342	\$ 0	\$ 206,279,385	\$ 487,183,614

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

**TOWN OF QUEEN CREEK
Expenditures/Expenses by Department
Fiscal Year 2022**

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/EXPENSES	EXPENDITURE/EXPENSE ADJUSTMENTS APPROVED	ACTUAL EXPENDITURES/EXPENSES*	BUDGETED EXPENDITURES/EXPENSES
	2021	2021	2021	2022
Town Council				
General Fund	\$ 439,120	\$ 3,242	\$ 442,362	\$ 444,052
Town Council Total	<u>\$ 439,120</u>	<u>\$ 3,242</u>	<u>\$ 442,362</u>	<u>\$ 444,052</u>
Town Manager				
General Fund	\$ 1,168,570	\$ 28,963	\$ 1,197,533	\$ 1,236,238
Town Manager Total	<u>\$ 1,168,570</u>	<u>\$ 28,963</u>	<u>\$ 1,197,533</u>	<u>\$ 1,236,238</u>
Legal Services				
General Fund	\$ 465,000	\$ -	\$ 465,000	\$ 565,000
Legal Services Total	<u>\$ 465,000</u>	<u>\$ -</u>	<u>\$ 465,000</u>	<u>\$ 565,000</u>
Town Clerk				
General Fund	\$ 306,598	\$ 7,454	\$ 314,052	\$ 284,121
Town Clerk Total	<u>\$ 306,598</u>	<u>\$ 7,454</u>	<u>\$ 314,052</u>	<u>\$ 284,121</u>
Finance				
General Fund	\$ 2,203,392	\$ 894,716	\$ 3,098,108	\$ 3,308,469
Finance Total	<u>\$ 2,203,392</u>	<u>\$ 894,716</u>	<u>\$ 3,098,108</u>	<u>\$ 3,308,469</u>
Communications, Marketing & Recreation				
General Fund	\$ 2,212,438	\$ 139,464	\$ 2,351,902	\$ 2,677,194
Parks Development Fund	0	0	0	80,000
Library Development Fund	0	0	0	20,000
Community Events Fund	165,000	-	165,000	165,000
Communications, Marketing	<u>\$ 2,377,438</u>	<u>\$ 139,464</u>	<u>\$ 2,516,902</u>	<u>\$ 2,942,194</u>
Development Services				
General Fund	\$ 3,319,502	\$ 254,768	\$ 3,574,270	\$ 3,691,598
Development Services Total	<u>\$ 3,319,502</u>	<u>\$ 254,768</u>	<u>\$ 3,574,270</u>	<u>\$ 3,691,598</u>
Public Works				
General Fund	\$ 7,714,677	\$ 335,021	\$ 8,049,698	\$ 9,417,099
HURF	4,768,890	1,430,418	6,199,308	7,027,077
Solid Waste Fund	3,834,045	(42,788)	3,791,257	4,646,648
LTAf	-	-	-	-
Transportation Development Fun	0	0	0	125,000
Drainage & Transportation Fund	100,359,623	37,893,531	17,780,795	131,669,814
Public Works Total	<u>\$ 116,677,235</u>	<u>\$ 39,616,182</u>	<u>\$ 35,821,058</u>	<u>\$ 152,885,638</u>
Workforce & Technology				
General Fund	\$ 4,364,109	\$ 166,170	\$ 4,530,279	\$ 5,741,668
Workforce & Technology Total	<u>\$ 4,364,109</u>	<u>\$ 166,170</u>	<u>\$ 4,530,279</u>	<u>\$ 5,741,668</u>
Economic Development				
General Fund	\$ 790,833	\$ 682,376	\$ 1,473,209	\$ 1,115,287
Municipal Town Center Fund	1,146,441	138,105	1,284,546	967,400
Horseshoe Park Fund	1,368,777	85,936	1,454,713	1,936,443
Economic Development Total	<u>\$ 3,306,051</u>	<u>\$ 906,417</u>	<u>\$ 4,212,468</u>	<u>\$ 4,019,130</u>

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

**TOWN OF QUEEN CREEK
Expenditures/Expenses by Department
Fiscal Year 2022**

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/EXPENSES	EXPENDITURE/EXPENSE ADJUSTMENTS APPROVED	ACTUAL EXPENDITURES/EXPENSES*	BUDGETED EXPENDITURES/EXPENSES
	2021	2021	2021	2022
Emergency Management Services (EMS)				
Emergency Services Fund	\$ 23,905,600	\$ 4,706,092	\$ 28,611,692	\$ 33,069,993
Public Safety Development Fund	-	0	0	40,000
Fire Development Fund	-	-	-	40,000
EMS Total	\$ 23,905,600	\$ 4,706,092	\$ 28,611,692	\$ 33,149,993
Utilities Department				
Sewer Utility Fund	\$ 4,891,774	\$ 16,733	\$ 4,908,507	\$ 5,014,615
Sewer Capacity Fund	-	0	0	-
Sewer Capital Fund	40,594,713	650,000	41,244,713	31,057,770
Sewer Debt Fund	392,100	-	392,100	2,679,421
Carryforward Allowance			(20,466,911)	
Water Operating Fund	82,353,030	(46,624,041)	35,728,989	77,197,446
Water Capacity Fund	-	0	0	-
Water Capital Fund	46,184,438	7,141,268	53,325,706	53,454,777
Water Debt Fund	5,737,529	(792,353)	4,945,176	11,257,252
Carryforward Allowance			(26,979,195)	
Utilities Department Total	\$ 180,153,584	\$ (39,608,393)	\$ 93,099,085	\$ 180,661,281
Centralized Services/General Operations				
General Fund	\$ 2,593,750	\$ 747,157	\$ 3,340,907	\$ 6,051,050
General CIP	43,940,333	(3,605,360)	5,421,481	53,888,492
Construction Sales Tax	146,147	0	146,147	-
Town Buildings & Vehicle Develop	-	0	0	20,000
Grants & Contingency Fund	6,262,796	(3,964,697)	2,298,099	17,000,000
Streetlight Improvement Districts	181,600	-	181,600	199,360
Special Assessments Fund	1,736,651	0	1,736,651	1,737,222
Debt Service Fund	10,952,351	(322,175)	10,630,176	13,055,651
Healthcare / Self-Insurance	4,611,515	30,000	4,641,515	6,302,457
Centralized Services/General Operations Total	\$ 70,425,143	\$ (7,115,075)	\$ 28,396,576	\$ 98,254,232
Total All Departments	\$ 409,111,342	\$ -	\$ 206,279,385	\$ 487,183,614

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)

**TOWN OF QUEEN CREEK
Full-Time Employees and Personnel Compensation
Fiscal Year 2022**

FUND	Full-Time Equivalent (FTE)	Employee Salaries and Hourly Costs	Retirement Costs	Healthcare Costs	Other Benefit Costs	Total Estimated Personnel Compensation
	2022	2022	2022	2022	2022	2022
GENERAL FUND						
Town Council	7.00	\$ 209,820	\$ -	\$ 68,235	\$ 47,677	= \$ 325,732
Town Manager	6.00	881,137	110,942	75,533	101,221	= 1,168,833
Town Clerk	2.00	176,353	21,887	22,027	15,474	= 235,741
Finance	36.48	1,866,309	228,536	237,391	158,558	= 2,490,794
Communications, Marketing & Rec	24.06	1,553,670	149,511	123,725	144,308	= 1,971,214
Development Services	26.50	2,346,060	284,036	307,272	233,400	= 3,170,768
Public Works	52.43	3,370,318	399,844	609,374	352,635	= 4,732,171
Workforce & Technology	19.00	1,700,488	210,222	231,136	146,416	= 2,288,262
Economic Development	5.00	476,130	58,905	43,337	40,930	= 619,302
Non-Departmental		-				= -
Total General Fund	178.47	\$ 12,580,285	\$ 1,463,883	\$ 1,718,030	\$ 1,240,619	= \$ 17,002,817
SPECIAL REVENUE FUNDS						
Emergency Services	152.00	\$ 14,414,140	\$ 2,325,578	\$ 2,363,927	\$ 1,604,753	= \$ 20,708,398
HPEC	8.00	544,844	62,371	84,297	56,994	= 748,506
HURF	19.00	1,187,880	140,092	218,277	127,722	= 1,673,971
Total Special Revenue Funds	179.00	\$ 16,146,864	\$ 2,528,041	\$ 2,666,501	\$ 1,789,469	= \$ 23,130,875
Capital Funds						
Drainage & Transportation	8.00	\$ 695,909	\$ 84,724	\$ 97,206	\$ 67,205	= \$ 945,044
ENTERPRISE FUNDS						
Sewer Utility Fund	6.00	\$ 495,732	\$ 58,557	\$ 80,001	\$ 54,622	= \$ 688,912
Water Fund	57.00	5,900,647	688,249	872,479	586,246	= 8,047,621
Solid Waste Fund	3.00	333,484	41,252	52,842	31,528	= 459,106
Total Enterprise Funds	66.00	\$ 6,729,863	\$ 788,058	\$ 1,005,322	\$ 672,396	= \$ 9,195,639
TOTAL ALL FUNDS	431.47	\$ 36,152,921	\$ 4,864,706	\$ 5,487,059	\$ 3,769,689	= \$ 50,274,375

Attachment: Required State Budget Forms (Schedules A-G) (Tentative FY22 Budget)



TO: HONORABLE MAYOR AND TOWN COUNCIL
THROUGH: JOHN KROSS, TOWN MANAGER, ICMA-CM
FROM: SCOTT MCCARTY, FINANCE DIRECTOR
RE: FY 2021-22 BUDGET COMMITTEE FOLLOW-UP MEMO
DATE: April 26, 2021

During budget briefings with the Town Council, as well as during the Budget Committee Meeting on April 12, several questions and comments were raised regarding the FY 2021-22 Town Manager's Recommended Budget. This memo is intended to address those items for the benefit of the full Town Council.

1. Does the State of Arizona hire economists to analysis the long-term impacts of proposed fiscal policy changes?

The Joint Legislative Budget Committee (JLBC) is tasked with providing the Arizona Legislature sound research, analysis, forecasts and recommendations on government finances and public policies. The JLBC staff who analyze state revenues and legislation related to fiscal policy are professional economists with extensive background in economics, finance, and public policy. JLBC staff provide a fiscal impact analysis on all proposed legislation including any proposed changes to the state's tax structure or fiscal policy.

In addition, the state's Finance Committee is comprised of JLBC staff, economic researchers at the University of Arizona, and consultants from economic advisory firms such as Elliot Pollack and Rounds Consulting. This committee meets regularly to review actual revenue collections and revise revenue forecasts that are then provided to the Legislature as part of the state budget preparation process.

2. Please provide information about the Town's MCSO contract relative to the number of beats contracted for versus the number of beats actually provided.

The Town contracts with MCSO for six beats; however, given the difficulty MCSO has had in filling vacant positions, the Town's level of service is essentially five beats.

3. There have been a number of positions restored recently with Town Council action on budget adjustments. What is our progress on filling those positions?

Following is the status of the positions that were held vacant last year due to the COVID-19 pandemic but were restored through budget adjustments approved by the Town Council during FY 2020-21:

- a. Fire EMS Training Coordinator – position is filled
- b. Fire Inspector/Investigator – position is filled
- c. Finance Senior Financial Services Analyst – position is filled

- d. Finance Senior Accountant – position is filled
- e. Recreation Coordinator – position is filled
- f. Water Business Systems Analyst – position is in recruitment
- g. Water Maintenance Specialist – position is filled
- h. Water Deputy Director – position is filled

4. What is the time lag between the time a vendor collects sales tax and the Town receives those taxes from the Department of Revenue?

There is generally a two-month lag between when a vendor collects sales tax and when it is remitted to the Town by the Department of Revenue. Lag times may be longer in some instances if the vendor does not report their sales tax collections to the Department of Revenue in the month that those sales tax revenues are collected by the vendor.

5. The amount being added to the Town’s Operating Budget 25% Reserve in FY 2021-22 is less than the amount that will be added in FY 2020-21. Please explain why.

By policy, the 25% Operating Reserve amount is based on the *next* year’s estimated revenues. For FY 20-21, operating revenue estimates were significantly reduced in anticipation of the effects of the COVID-19 pandemic. This meant that at the end of FY 19-20 when staff closed the Town’s books, the amount that needed to be set aside in the 25% Operating Reserve was based on those lower revenues. Because the Town did not actually experience a drop in revenues due to COVID-19, the increase to the 25% Operating Reserve amount at the end of FY 20-21 will need to “catch up” to be in line with higher revenue estimates. Then, the amount needed to fully fund the Reserve at the end of FY 21-22 will be based on estimated revenues in the following year, which are still increasing but at a smaller rate than the prior year. The chart below explains the calculation of the 25% Operating Reserve amount for fiscal years 19-20, 20-21, and 21-22:

At year-end...	<u>6/30/2020</u>	<u>6/30/2021</u>	<u>6/30/2022</u>
The <i>next</i> year's budgeted revenue is...	\$ 63.6	\$ 89.8	\$ 102.0
The amount in the 25% Reserve needs to be 25% of <i>next</i> year's budgeted revenue, or...	15.9	22.5	25.5
The amount that is already in the 25% Reserve, before additional funding is...	16.7	16.7	22.5
The increase needed to bring the 25% Reserve to full funding is...	-	5.7	3.1

6. Are there any private contributions that will help pay for the drainage infrastructure in the Town Center that is currently being designed?

No, the improvements will be paid for using Town funds.

- 7. The drainage project at the East Park site is currently labeled as a “parks” project, but can it be considered a “public works” project since it’s not actually building any park amenities?**
J2 Engineering’s design contract has three components: design of the mass grading to 100%, design of the flood water channels to 100%, and design of the park site to 60%. Once construction begins, a portion of the grading will shape the park areas including the fields, play areas, and parking lot. Budget for the project to date has been accounted for in a single line item and project number.
- 8. The CIP/Infrastructure budget includes a \$20 million contingency for other projects that may come up during the next fiscal year. What percent of the total budget is that \$20 million? Is this amount enough to handle potential new development in the State Lands area?**
The \$20 million CIP contingency represents 4.1% of the total budget of \$487.2 million. Staff believes this amount is sufficient to handle any possible needs in the State Lands area for FY 2021-22, given the information currently known at this time.
- 9. If the Town uses the current vacancy in the Town Manager’s office to hire an additional park ranger, are there any budget consequences?**
Salary & benefits for a park ranger will likely be similar to or less than the position in the Town Manager’s office. Staff has identified savings in the current year budget sufficient to purchase a vehicle for the new park ranger, without an impact to next year’s budget.
- 10. Will the contract with the county for Library services by a year-to-year contract, or for multiple years (e.g., 5 years at a time)? What flexibility will we have to change course if the Town Council decides to go a different direction?**
The terms of the contract have not yet been negotiated. The County will likely desire a multi-year contract to provide certainty to their budget and planning needs; however, the Town will attempt to negotiate as much flexibility as possible into the contract.
- 11. How many full-time and part-time staff does the Library currently have?**
The Queen Creek Library currently has 25 employees, 13 full-time and 12 part-time.
- 12. Will there be a vote on the options considered for the Parks Master Plan?**
Yes, recommendations will come to the Town Council over the next several months. The Town Council will have multiple opportunities to provide input and give direction to staff on items relative to the Parks Master Plan.
- 13. The budget presentation showed that the Town is estimated to have \$6.5 million available fund balance at the end of FY 2021-22. Does this amount have to be spent? Is it earmarked for anything specific? Also, please clarify when it will be available.**
This amount is not earmarked for any specific purpose, nor does it have to be spent. The Town Council can choose what to do with these funds, or do nothing. If the funds are not spent, they will remain in the General Fund’s unrestricted fund balance. The \$6.5M will be

available at the end of FY 21-22 for use in FY 22-23. This amount should be considered one-time funds.

14. Why is the Town getting federal money from the American Rescue Plan if we didn't suffer any adverse financial impacts?

Congress tried to be fair to all state and local governments across the nation, rather than create a needs-based program that would require significant administrative costs. Congress chose to simply distribute funds based on each entity's population.

15. What can the \$12 million federal American Rescue Plan funds be used for?

The Town is still waiting for guidance from the U.S. Treasury Department on allowable uses. We expect this guidance to come sometime in May 2021. The funds must be spent by Dec. 31, 2024.

16. What was the FY 2020-21 total budget amount before it was reduced due to COVID? What was the percent change from FY 2019-20?

Prior to making reductions due to the COVID-19 pandemic, the FY 20-21 Recommended Budget was \$436.8M. This would have been a 4% decrease from FY 19-20, as shown in this chart from the "pre-COVID" budget in March 2020:

TOWN MANAGER'S RECOMMENDED BUDGET (IN MILLIONS)				
	FY 19/20 Revised	FY 20/21 Recommended	\$ Change	% Change
Total Expenses	\$452.7	\$436.8	-\$15.9	-4%
	FY 19/20 Revised	FY 20/21 Recommended	\$ Change	% Change
Revenues	\$331.5	\$317.7*	-\$13.8	-4%
Use of Fund Balance	<u>\$121.2</u>	<u>\$119.1</u>		
Total Sources	\$452.7	\$436.8		

17. Please present the Operating and Infrastructure budgets over the last 3 years.

The following chart shows Revised Budgets for FY 19-20 and FY 20-21 and the Recommended Budget for FY 21-22, by category:

	FY 2019/20 Revised	FY 2020/21 Revised	FY 2021/22 Recommended
Operating Budget	56.3	65.1	76.5
Enterprise/Utilities	30.1	32.8	33.8
Subtotal Operating	86.4	97.9	110.3
Transportation Infrastructure	120.3	99.9	131.7
Water Infrastructure	62.0	53.3	53.5
Wastewater Infrastructure	38.6	41.2	31.1
Water Rights	50.0	50.0	53.0
All Other Infrastructure	17.2	40.5	53.9
Subtotal - Infrastructure	288.1	284.9	323.2
Debt (1)	70.4	17.7	28.7
All Other Funds	7.8	8.6	25.0
Total Budget	452.7	409.1	487.2

(1) The Debt budget for FY 19-20 included \$50M to accommodate refinancing of water-related debt

18. Can staff estimate what tax revenue would have been in the Retail and Restaurants/Bars categories if not for COVID?

While impossible to know for certain, the chart below shows the Town’s sales tax revenue estimates both before and after taking into account the effects of COVID. It is reasonable to assume that, if not for COVID, the Town’s economy would have continued on its trajectory of steady growth. The best estimate is that, but for COVID, FY 20-21 sales tax revenues would have been similar to the amounts in the “Estimates Prior to COVID” column.

	FY 19-20 Revised Budget	FY 20-21			FY 21-22 Recommended Budget
		Estimates Prior to COVID	Estimates Reduced for COVID	Estimates Revised Feb 2021	
Retail	\$ 16.0	\$ 17.9	\$ 12.0	\$ 18.8	\$ 21.0
Restaurants / Bars	3.6	3.9	1.8	3.7	4.1
Communications / Utilities	1.8	1.9	1.8	2.6	2.9
Real Estate, Rental, & Leasing	1.9	2.0	1.9	2.0	2.2
All Other	1.5	1.5	1.3	1.5	1.7
Subtotal	\$ 24.8	\$ 27.2	\$ 18.8	\$ 28.6	\$ 31.9
Construction Sales Tax	8.9	9.1	4.7	14.1	8.5
Total Sales Tax	\$ 33.7	\$ 36.3	\$ 23.5	\$ 42.7	\$ 40.4

19. Do we have permit information for areas in the Town’s Water Service Area but outside the Town’s boundaries?

We do not receive building permit information from Pinal County, but staff tracks installation of new water meters as a proxy for monitoring out-of-town construction activity. In fiscal year 19-20, staff installed 2,475 residential water meters, of which 1,782 were inside the Town

Attachment: FY 2021/22 Budget Committee Follow-Up Memo (Tentative FY22 Budget)

and 693 were outside the Town. As a reference, the Town issued 1,750 single-family building permits during the same period.

For the current fiscal year through March 2021, staff has installed 1,780 new meters, of which 1,476 were in the Town and 304 were outside the Town. Through March 2021, the Town has issued 1,623 new single-family building permits.

20. Please provide an update on the status of the Utility delinquent accounts and if there is anything different in the FY 21-22 budget that we are doing to address this going forward. Also, do we know if the delinquency numbers are the same for both in-town and out-of-town customers?

With the suspension of water disconnections beginning in April 2020 due to the COVID-19 pandemic, the Town experienced an increase in the outstanding accounts receivable balance. In December 2020, the Town had 760 utility accounts that were 3 or more months delinquent with a combined balance of over \$279,000. I am pleased to report that through outreach efforts by customer service staff and implementation of a phased plan approach to returning to normal business practices, the overall outstanding accounts receivable balance has significantly declined.

In February, approximately 58% of our delinquent Phase 1 Customer Group were non-town customers. We began phasing in water disconnections the week of March 8th for customers who were three or more months delinquent as of January 21, 2021. There were 115 water disconnections in total for March, which was less than our normal number of approximately 150 disconnections per month. We received positive feedback regarding how smooth the process went from the utilities department metering staff and customer service. According to customer service, we received very little complaints from customers. The proactive approach and customer outreach really aided in the smooth transition.

In March and April, the customer service team conducted outreach efforts to focus on customers who were not in our Phase 1 Customer Group. The customer service team encouraged struggling customers to apply for federal financial assistance through DES and AZCEND. A letter was also mailed to these customers in March providing contact information for assistance programs and informing customers the Town would begin full reinstatement of water disconnections for nonpayment beginning on April 13th.

Full reinstatement of water disconnections occurred on Tuesday, April 13th. There were 192 delinquent accounts on the disconnection list. As of Thursday, April 15th, there were only 6 accounts that remained locked. Similar to the disconnections that occurred in March, the customer service and utilities metering teams said the disconnection process went very smoothly.

The current outstanding accounts receivable balance as of April 15th for active customers with a balance of \$50 or more is approximately \$8,000. The majority of the remaining balance

is related to non-residential accounts. Customer service is actively working on collection efforts for these non-residential delinquent accounts.

Going forward, the Town is now in the range of normal delinquencies and disconnections experienced prior to the COVID-19 pandemic. The finance and customer service teams will continue to monitor the situation closely.

There are 199 utility customers on payment arrangements for COVID related reasons with a total remaining balance of approximately \$100,000. This is one area that will be monitored closely. Customer service is continuing to reach out to these customers to encourage them to apply for financial assistance through our community action agencies if they think they might qualify. Also, customer service remains in close contact with our local non-profits including DES and AZCEND.

21. Please provide an overview on the needs in Public Works and Utilities for additional staff.

The new positions in Public Works and Utilities are directly related to increased infrastructure requiring maintenance due to annexations and growth over the past couple of years. With the addition of town buildings (Utilities, Fire Stations, etc.), increased roadways, and an expanded water service area, our infrastructure has increased significantly. In the last couple of years over 50 lane miles of arterial roadways, 40 miles of minor roadways, 38 miles of sidewalk, 10 box culverts, 9 intersections, over 300 streetlights, over 1,000 new traffic/roadway signs, 6 new buildings, and over 30 acres of new landscaping have been added to our maintenance inventory. Also, the recent acquisition of the Diversified Water service area added over nine square miles and 1,600 customers, with an expected build-out of over 15,000 customers.

Additionally, with the increased private development and our own Capital Improvement Program, additional traffic engineering services are needed. Traffic Control Plans and developer site reviews are both at all-time highs and current staff is finding it very difficult to maintain current expected processing turnaround times. Additionally, the town is implementing a new traffic optimization plan for traffic signals that will require oversight. The goal of the Traffic Optimization Plan is to increase traffic flow throughout Town by having the majority of motorists reach traffic signals during the green phase time.

22. Please provide an update on the Utility CIP Program and Master Plan Update.

Staff in Finance and Utilities continue to review and coordinate the preparation of the draft Utility CIP, a major element of the update. This effort is essential in that it will provide the framework of all utility infrastructure projects to be completed over the next 3-5 years. The Master Plan models water usage and future needs in the Town's water and wastewater service areas based on growth projections, existing and planned infrastructure, and available water resources. The water and sewer models used by the consultants take into account the significant growth of the Town's water service area due to residential and commercial construction, annexations, and acquisition of the Diversified Water Company.

The FY 21-22 CIP recommended budget for water and wastewater projects totals \$84.6 million and includes 42 new projects, on top of 105 projects that are already underway or getting ready to start. The consultants working on the Town’s Master Plan update have identified several additional projects that may need to be added to the Town’s CIP plan over the next 5 years. Staff is reviewing these projects to determine feasibility, cost, and timing. In addition, the consultants have identified possible strategies to increase the Town’s ability to recharge and reuse water in alignment with the Town’s water strategy to secure long-term water resources and become a designated assured water supply provider. For example, one strategy under discussion is the possibility of a Town-owned wastewater treatment facility to supplement the Town’s capacity at GWRP as we continue to recognize the cost effectiveness of these types of systems based on the geographic size and scale of the Town’s utility operations.

While the bulk of the update is anticipated to be in final form over the next several months, the Utility CIP will continue to be developed and may include several iterations, resulting from refinement of the Town’s future water and wastewater service areas. It is anticipated that these decisions will occur concurrently but will most likely lag the completion of the balance of the Master Plan Update.

23. For the budget allocation related to non-profit organizations, please provide a brief overview of the FY 2021-22 recommendation and some additional historical context.

In February 2014, the Town Council established a policy stipulating that a portion of General Fund expenditures be allocated to fund non-profit agency requests for both monetary and in-kind services. The amount identified by the policy is not more than 0.2% of the current year’s General Fund expenditures for both monetary and in-kind support combined.

The following table displays the amount of non-profit funding provided over the last five years, by recipient:

Entity	FY17 Funding		FY18 Funding		FY19 Funding		FY20 Funding		FY21 Funding		FY22 Recommended	
	Monetary	In Kind	Monetary	In Kind	Monetary	In Kind	Monetary	In Kind	Monetary (b)	In Kind	Monetary	In Kind
About Care	\$ -	\$ -	\$ 2,560	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 7,500	\$ -
American Cancer Society	1,500	1,000	1,500	1,500	1,500	2,500	2,000	-	-	-	-	-
American Legion	5,000	3,000	4,590	3,000	4,500	3,000	2,600	3,000	-	3,000	3,000	3,000
Child Crisis Center	2,500	-	3,090	-	-	-	-	-	-	-	-	-
Community Alliance Against Family Abuse (CAAFA)	-	-	2,560	-	-	-	1,450	-	-	-	-	-
Hoofbeats with Heart	-	4,000	-	-	-	-	-	-	-	-	-	-
LifeForce Community Service	-	-	-	-	-	-	-	-	-	-	3,200	-
Pan de Vida Foundation	6,000	2,791	3,090	3,519	7,500	3,500	5,000	-	-	547	-	-
Queen Creek 4H	-	6,920	-	7,660	-	10,300	-	8,894	-	5,052	-	6,620
San Tan Historical Society	4,475	1,637	3,090	1,440	(a)		-	-	-	-	-	-
Total by Type	\$ 19,475	\$ 19,348	\$ 20,480	\$ 17,119	\$ 18,500	\$ 19,300	\$ 16,050	\$ 11,894	\$ -	\$ 8,599	\$ 13,700	\$ 9,620
Grand Total	\$38,823		\$37,599		\$37,800		\$27,944		\$8,599		\$23,320	

(a) Beginning in FY19, the San Tan Historical Society funding was fixed at \$13,000 annually and moved to a separate line item outside of the non-profit process.
 (b) Due to the COVID-19 pandemic, all monetary support for non-profit organizations was eliminated for FY 20-21.

A Town staff committee was created in FY2019/20 to provide non-profit funding recommendations to the Town Council Budget Committee using an experience-based, qualitative approach. The staff review committee traditionally considers monetary requests first, encouraging agencies to organize and staff their own events and activities. In-kind services are traditionally considered only for use in renting space at Town facilities for regularly scheduled meetings and/or events. Additionally, the committee does not recommend approval of funding requests from prior recipients for additional programs that have not been requested or funded in past years, to uphold the Town’s policy of maintaining the status quo of current service offerings.

The funding level established by policy for FY 2021/22 is approximately \$50,000. The Town received requests from four (4) agencies totaling \$35,120 (\$25,500 in monetary requests, and \$9,620 for in-kind services). The FY 21-22 recommended awards total is \$23,320 (\$13,700 in monetary; \$9,620 for in-kind services).