



AGENDA
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
June 2, 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 June 2 Town Council meeting:

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

Comments without identifying name and address will not be read or submitted as part of the written record.

Pursuant to A.R.S. §§ 38-431.02 and 38-431.03, notice is hereby given to the members of the Town Council and the general public that, at this Regular Meeting, the Town Council may vote at any time during the Council Meeting to go into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) for legal advice on any item listed on the following agenda, pursuant to A.R.S. § 38-431.03(A)(3).

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

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

3. Pledge of Allegiance:

4. Invocation/Moment of Silence:

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

A. None.

6. Committee Reports:

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

B. Committee and outside agency reports (only as scheduled)

1. Transportation Advisory Committee (May 20, 2021)

2. Economic Development Commission (May 26, 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 June 2, 2021 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

8. Consent Agenda: *Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Members of the Town Council and or staff may comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.*

A. Consideration and possible approval of the April 21, 2021 and May 5, 2021 Regular Session Minutes.

B. Consideration and possible approval of the appointment of Jeremy Benson to the Board of Adjustment.

Queen Creek Town Council

Regular Session

June 2, 2021

Page 3 of 12

- C. Consideration and possible approval of Expenditures Over \$25,000. (FY 20/21 and FY21/22 Budgeted Items)

THE FOLLOWING EXPENDITURES ARE BUDGETED IN THE FY 20/21 BUDGET.

1. TruePoint Solutions - Technical/Consulting Service: \$40,000 (Workforce & Technology)
2. Heartfit for Duty; Dr. Jenni McCutcheon; Pass Investigations; L&D Investigations; Litchfield Tactical LLC - Pre-employment Services for Police: \$130,000 (Police/Human Resources)

3. Industrial Service and Supply - Water Treatment Equipment: \$105,000 (Utilities)

THE FOLLOWING EXPENDITURES ARE BUDGETED IN THE FY 21/22 BUDGET.

4. ACRO - Temporary Service: \$500,000 (Town-Wide)
5. Dickinson Wright - Legal Services: \$1,122,500 (Town-Wide)
6. Makinen Professional Services - Public Outreach Services: \$376,500 (Town-Wide)
7. Queen Creek Unified School District - Town-Wide Fuel Purchases: \$653,000 (Town-Wide)
8. Davidson & Belluso, Esser, Gould Evans, HAPI, Pat David Group, Small Giants, 2CT Media, Campbell Fisher, Complete Print Shop, Printing Specialists, Thomas Printworks, BC Graphics/Blank Canvas, Fast Signs, Kyrene Elementary School District - Printing, Graphic Design, and Signage Services: \$216,000 (Communications & Marketing / Town-Wide)
9. Infosend - Utility Bill Printing Services: \$225,000 (Communications & Marketing / Utilities)
10. Plan B - Temporary Labor Services: \$125,000 (Economic Development / HPEC)
11. Climatec, LLC - Electrical Contractor: \$110,000 (Economic Development / HPEC)
12. ACCELA - Annual Support for Accela Civic Platform: \$200,000 (Workforce Technology)
13. Cartegraph Systems Inc. - Annual Support for Work and Asset Management, SeeClickFix Request Management Software: \$115,000 (Workforce Technology)
14. Citrix System - Annual Support and Maintenance for Virtual Desktop Appliance: \$55,000 (Workforce Technology)

Queen Creek Town Council

Regular Session

June 2, 2021

Page 4 of 12

15. DITO - Annual Google Licensing Renewal: \$110,000 (Workforce Technology)
16. E-Plan - Annual Support and Maintenance for E-plan Review: \$72,000 (Workforce Technology)
17. ESRI - Annual Support for GIS System Software Support: \$40,500 (Workforce Technology)
18. Granicus - Annual Support for Meeting Management Software and Town Website: \$35,000 (Workforce Technology)
19. CIP Planner - Annual Licensing fee for CIP Manager Software Maintenance: \$55,000 (Workforce Technology)
20. Sentinel Technologies - Annual Maintenance Agreement for Cisco Equipment and Security Operations: \$1,000,000 (Workforce Technology)
21. Custom Storage, Inc. dba CStor - Annual Support Cylance and Blackberry Protect Licensing Agreements: Fees associated with Amazon Web Service (Storage and Cloud Services): \$70,000 (Workforce Technology)
22. SHII International Corp - Annual Software Support Fees for Network and Security & Cloud Collaboration and Storage Services; and purchase and implementation of NextRequest FOIA request management software: \$80,000 (Workforce Technology)
23. Thin Client Computing - Technical/Consulting Services: \$350,000 (Workforce Technology)
24. TruePoint Solutions - Technical/Consulting Services: \$40,000 (Workforce Technology)
25. Tyler Technologies - Annual Financial System (MUNIS) Support Renewal: \$200,000 (Workforce Technology)
26. Xerox Corporation - Annual Printer Feet Agreement with Arizona Office Technologies (AOT): \$85,000 (Workforce Technology)
27. ICM / ViewCenter - Annual Support Renewal for Cloud Based Document Management System: \$30,000 (Workforce Technology)
28. Corporate Technology Solutions LLC (CTS) - Contract Cabling Services: \$75,000 (Workforce Technology)
29. League of Arizona Cities and Towns - FY22 Annual Membership Dues: \$31,300 (Town Manager)

Queen Creek Town Council

Regular Session

June 2, 2021

Page 5 of 12

30. Kutak Rock - Government Relations Services: \$60,000 (Town Manager)
31. Al Holler - Tax Audit Services: \$50,000 (Finance)
32. Public Trust Advisors, LLC - Investment Management Services: \$75,000 (Finance)
33. Arizona Department of Revenue (DOR) - Annual Assessment for Sales Tax: \$150,000 (Finance)
34. Sunrise Engineering - Civil Engineering Plan Review Services: \$200,000 (Development Services)
35. AZ Code Consultants, Brown & Associates, Bureau Veritas North America, Shums Coda Associates - Building Plan Review & Inspection Services: \$250,000 (Development Services)
36. Bound Tree - Medical Equipment & Supplies: \$80,000 (Fire & Medical)
37. City of Mesa - Fire Dispatch Services: \$203,500 (Fire & Medical)
38. City of Mesa - Handheld Radio Maintenance and Repair: \$50,000 (Fire & Medical)
39. L.N. Curtis - Personal Protective Equipment & Firefighting Equipment & Supplies: \$269,500 (Fire & Medical)
40. Supreme Oil Company - Fire Fleet Fueling: \$84,000 (Fire & Medical)
41. United Fire; Galls - Fire Uniforms: \$70,000 (Fire & Medical)
42. East Valley Wellness Center LLC - Annual Medical Exams Required for Fire Personnel: \$70,000 (Fire & Medical)
43. Hughes Fire Equipment - Fire Apparatus Repairs & Maintenance Services: \$200,000 (Fire & Medical)
44. ECMS, Inc. - Cleaning and Repair of Fire Personal Protective Equipment: \$25,000 (Fire & Medical)
45. Maricopa County Sheriff's Office (MCSO) - Law Enforcement Contract: \$3,925,000 (Police)
46. Discount Cell, Inc. - Modern/Antenna Equipment Services: \$40,000 (Police)
47. Carahsoft - Multi-Factor Authentication Subscription Services: \$30,000 (Police)

Queen Creek Town Council

Regular Session

June 2, 2021

Page 6 of 12

48. Versaterm, Inc. - Annual Maintenance for Police Records Management System: \$70,000 (Police)
49. ProForce Law Enforcement; San Diego Police Equipment Company - Ammunition and Firearms: \$100,000 (Police)
50. Heartfit for Duty; Dr. Jenni McCutcheon; Pass Investigations; L&D Investigations - Pre-employment Services for Police: \$75,000 (Police / Human Resources)
51. FX Tactical / Universal Police Supply - Police Uniforms/Ballistic Vests/Body Armor: \$200,000 (Police)
52. Empire - Heavy Equipment Rental Services: \$75,000 (Utilities)
53. Instrumentation & Controls - Well Equipment: \$350,000 (Utilities)
54. MISCO - Well Equipment: \$200,000 (Utilities)
55. Valleywide Generator Service - Generator Maintenance Service and Repairs: \$100,000 (Utilities)
56. Westen Oilfields dba Rain for Rent - Wells: \$50,000 (Utilities)
57. Hill Brothers - Water Quality: \$57,500 (Utilities)
58. Gammage & Burnham - Legal Services: \$50,000 (Utilities)
59. Senergy Petroleum/SP Acquisition - Water Distribution: \$40,000 (Utilities)
60. Pumpman's dba Southwest Waterworks - Well Maintenance, Repairs and New Construction: \$2,000,000 (Utilities)
61. Allchem - Water Quality and Safety: \$200,000 (Utilities)
62. Kemira - Wastewater Treatment: \$50,000 (Utilities)
63. Phoenix Pumps - Utility Pumps: \$50,000 (Utilities)
64. Vertech - Well Equipment: \$350,000 (Utilities / Public Works)
65. Unifirst - Uniform Services: \$33,500 (Utilities / Public Works)
66. Cleanview - Sewer and Storm Drain Video Inspection Services: \$93,000 (Utility Services / Public Works / Development Services)

Queen Creek Town Council

Regular Session

June 2, 2021

Page 7 of 12

67. Epifini Landscaping - Contracted Roadside Landscape Maintenance Services: \$276,000 (Public Works / HPEC)
68. Roadrunner Paving - Paving & Asphalt Maintenance: \$450,000 (Public Works)
69. WIST Supply Equipment - Furniture: \$50,000 (Public Works)
70. Hillyard - Janitorial Supplies Equipment and Services: \$55,100 (Public Works)
71. SD Crane - General Contracting, Electrical, Plumbing Carpentry: \$250,000 (Public Works)
72. APL Access and Security - Facility Access Card System: \$100,000 (Public Works)
73. Day Auto Supply - Fleet Vehicle Maintenance Parts / Oil / Supplies: \$234,500 (Public Works)
74. FuelMaster - Shields, Harper & Co. - Aims Kits and New Modulares for Vehicles: \$38,000 (Public Works)
75. Goodyear Tire - Tires for Town Vehicles: \$30,000 (Public Works)
76. T-Mobile - GPS Tracking Service: \$44,000 (Public Works)
77. Cactus Transport Inc. - Apply F.A.S.T. to Selected Roads and Crack Seal Arterial Roads as Part of Preservation Program: \$475,000 (Public Works)
78. Holbrook Asphalt - Application of Pavement Preservation Material: \$225,000 (Public Works)
79. Craftco, Inc. - HP (High Performance) Cold Patching Products (Black & Gray), Hot-Applied Sealants, Silicone Sealants, Mastic Products and Crack Sealing, Sealcoating, and Patching Equipment: \$100,000 (Public Works)
80. Mr Tanner Construction - Asphalt / Pavement Repairs: \$1,190,000 (Public Works)
81. Southwest Slurry - Pavement Preservation: \$900,000 (Public Works)
82. Morgan Industries - Pavement Preservation: \$330,000 (Public Works)
83. MRM Construction - Pavement Markings: \$200,000 (Public Works)
84. West Coast Arborists - Tree Services: \$45,000 (Public Works)

Queen Creek Town Council

Regular Session

June 2, 2021

Page 8 of 12

85. Target Specialty - Weed Chemical Supplies: \$29,000 (Public Works)
 86. Tote/NIPA - Residential Trash & Recycle Cart Purchases: \$550,000 (Public Works)
 87. Advanced Chemical Transports, Inc (ACT) - Hazardous Waste Management Materials / Supplies and Disposal Services: \$105,000 (Public Works)
 88. Sonoran Stabilization Inc. - Dust Control Stabilizer: \$30,000 (Public Works)
 89. Roadsafe - Traffic Control Supplies: \$30,000 (Public Works)
 90. Seal Master - Road Surfacing Materials (Product Only): \$35,000 (Public Works)
 91. Solar Traffic Controls, Sierra Transportation, Wesco dba Brown, Clark Transportation, Advanced Traffic, Traffic Parts, Econolite, Wesco, dba CSC - Traffic Signal Poles and Components: \$450,000 (Public Works)
 92. Contractors West - Traffic Signal Fiber/ITS Device Maintenance: \$80,000 (Public Works)
 93. AJP Electric - Electrical Services: \$50,000 (Public Works)
 94. Fluoresco Services - Street Light Maintenance: \$260,000 (Public Works)
 95. Courtesy Chevrolet - Town-Wide Replacement and New Vehicles: \$1,165,177 (Public Works)
 96. Sanderson Ford - Town-Wide Replacement and New Vehicles: \$128,000 (Public Works)
- D. Consideration and possible approval of a Professional Services Contract with MGT of America Consulting, LLC in an amount not to exceed \$207,500 to update the Town's impact and capacity fees.
- E. Consideration and possible approval for the purchase of Zoll Automated External Defibrillator's (AED) in the amount of \$94,031 with AED Everywhere through the State of AZ Contracts #CTR043456 & CTR042894 and related budget adjustments of the same amount.
- F. Consideration and possible approval of a revised Intergovernmental Agreement with the Chandler Unified School District for a School Resource Officer (SRO) to reflect the transition to the Queen Creek Police Department.

Queen Creek Town Council

Regular Session

June 2, 2021

Page 9 of 12

- G. Consideration and possible approval of a Contract with Queen Creek Irrigation District related to coordination, engineering, planning and construction of pipeline relocation improvements for Queen Creek Road - Ellsworth Road to 206th Place (CIP Project #A0210) in an amount not to exceed \$418,443 and the necessary budget adjustments.
- H. Consideration and possible approval of a Cooperative Purchase Agreement with Image Trend through the Town of Gilbert Contract #321000150 for Fire RMS-Records Management System and Electronic Patient Records (ePCR) in an amount not to exceed \$37,986.
- I. Consideration and possible approval of a Professional Services Contract with Westland Resources, Inc. in an amount not to exceed \$272,647 for the completion of an Environmental Assessment related to a proposed partial assignment and transfer of the GSC Farm, LLC Colorado River Water Delivery Contract Entitlement to the Town of Queen Creek, AZ, (FY 20/21 Budgeted Item).
- J. Consideration and possible approval of Job Order Contract #6, using Town of Queen Creek Contract #2019-142 with SD Crane, in the amount not to exceed \$28,137 for floor replacement in the Recreation Annex. (FY 20/21 Budgeted Item)
- K. Consideration and possible approval of Intergovernmental Agreement with the City of Mesa for the construction of a natural gas line replacement in Meridian Road from Queen Creek Road to Germann Road (A1507) in an amount not to exceed \$121,777. (FY 20/21 Budgeted Item)
- L. Consideration and possible approval of the Annual Partnership Agreement between Visit Mesa and the Town in the amount of \$36,000 (FY 21/22 Budgeted Item)
- M. Consideration and possible approval of the Service and License Agreement between the Queen Creek Chamber of Commerce and the Town of Queen Creek in the amount of \$75,000 for FY 21/22.
- N. Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council and the Town of Queen Creek in the amount of \$31,786 for FY 21/22.
- O. Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town of Queen Creek in the amount of \$135,000 for FY 21/22.
- P. Consideration and possible approval of a contract with CivicRec for Recreation Management Software in an amount not to exceed \$56,910 (FY 21/22 Budgeted Item).

Queen Creek Town Council

Regular Session

June 2, 2021

Page 10 of 12

- Q. Consideration and possible approval of a contract with Edwards & Amato, P.C. for legal services including but not limited to police specific real-time legal consultation, daily/annual training, policy development/management, and legal updates, in an amount not to exceed \$30,000. (FY 21/22 Budgeted Item)
 - R. Consideration and possible approval of Resolution 1412-21 approving changes to the financial policies and governing guidance included with the FY 2021-22 Budget.
 - S. Consideration and possible approval of Delegation Resolution 1413-21 authorizing and directing the Town Manager to take any and all action necessary; and to sign any and all documents, contracts and agreements related to construction and completion of the Municipal Services Building first floor reconfigure project MF014 in an amount not to exceed \$374,000. (FY20-21 budgeted item)
 - T. Consideration and possible approval of Resolution 1414-21 and the Reimbursement Agreement with Woodside Homes Sales AZ LLC to reimburse for water #WA601 improvements with a total not to exceed of \$1,062,476; and necessary budget adjustments.
 - U. Consideration and possible action of Ordinance 753-21 to fix, levy and assess the Town's primary property tax for FY 2021/22.
 - V. Consideration and possible action on Ordinance 754-21 setting the secondary property tax levy for Streetlight Improvement Districts (SLIDS) for FY 2021/22.
 - W. Consideration and possible action on Ordinance 759-21, Case P19-0090 Jorde Farms South Annexation, a proposed annexation of approximately 586 Acres, generally located east and west of the future Crismon Road alignment, 2,600 feet north of Empire Road, west of Signal Butte Road, and south of Cloud Road in Maricopa County.
- 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.*

Queen Creek Town Council

Regular Session

June 2, 2021

Page 11 of 12

- A. Public Hearing and possible approval of a Series 10 Beer and Wine Store application submitted by Kim Kenneth Kwiatkowski on behalf of Circle K Store #2709560, 22848 E. Riggs Road, Queen Creek, AZ 85142.
- B. Public Hearing and possible action on Ordinance 757-21 Case P21-0037 Barney Farms North Orphan Rezone, a request by Greg Davis (Iplan Consulting) to Rezone a 2-Acre triangular site from EMP-A to HDR, located approximately 1,500 feet southwest of the southwest corner of Germann and Signal Butte Roads.
- C. Public Hearing and possible action on Ordinance 758-21 Case P21-0087 Mobile Food Vendor Text Amendment. an amendment to the Zoning Ordinance and Town Code to conform with the recent approval to the Town Code addressing Mobile Food Vending.
- D. Public Hearing and Possible Action on Ordinance 760-21, P21-0089 Zoning Ordinance Text Amendment - Residential Design Review, an amendment to DS.4 Single-Family Residential by creating a new Subsection F. Approved Product Transferability, to the Town's adopted Design Standards.

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.*

- A. Public Hearing and possible action on Ordinance 756-21 Case P19-0088 Jorde Farms South PAD Rezone, a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 747-acres from R1-43 (Queen Creek Zoning) and RU-43 (Maricopa County zoning R1-43 Equivalent) to R1-18, R1-9, R1-7, R1-5, MDR, and C-2 with a PAD Overlay, located generally east and west of the future Crismon Road alignment, north of Empire Road, west of Signal Butte Road, and south of Cloud Road.

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*

Queen Creek Town Council

Regular Session

June 2, 2021

Page 12 of 12

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. Publish the Town’s Biennial Development Impact Fee Audit for fiscal years 2016-17 and 2017-18 and set a Public Hearing for July 21, 2021.

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 24th day of May the Agenda for the June 2, 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.