



AMENDED AGENDA
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
July 21, 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 July 21 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:**

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4. Invocation/Moment of Silence:

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

- A. Great Neighbor Recognition (Video)

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. None.

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 July 21, 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 May 19, 2021 and June 2, 2021 Regular Session Minutes.

- B. Consideration and possible approval of the reappointment of Dru Alberti, Daniel Babcock, Adam Neville, Michael Shirley and Sylvia Tarin to the Parks and Recreation Advisory Committee (PRAC)

- C. Consideration and possible approval of the FY22 Parks and Recreation Advisory Committee Work Program.

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- D. Consideration and possible approval of a Budget Adjustment of \$248,102.00 to the Police Department Operating Budget for Two (2) Positions/FTEs Including One (1) Sworn Lieutenant and One (1) Crime Scene/Evidence Specialist AND RELATED EQUIPMENT NEEDS.
- E. Consideration and possible approval of a Warranty Deed for Ellsworth Road. A request by Cindy Barnes Family Trust.
- F. Consideration and Possible Approval of Expenditures Over \$25,000. (FY 21/22 Budgeted Items)
 - 1. Axon - Equipment and Annual Subscription Services: \$177,682 (Police)
 - 2. Graybar Electric Company - Electrical Components: \$50,000 (Utility Services)
 - 3. Courtesy Chevrolet - New Vehicle Purchase, Traffic: \$60,000 (Public Works)
- G. Consideration and possible approval of a Cooperative Purchase Agreement with RDH Environmental Services, LLC for wastewater flow monitoring services and supplies as needed in an amount not to exceed \$200,000 annually. (FY 21/22 Budgeted Item)
- H. Consideration and possible approval of a one-year electrical services contract, with up to four (4) possible one-year renewals, with Swain Electric, LLC for electrical services on an as-needed basis for an amount not to exceed \$585,000 annually.
- I. Consideration and possible approval of an Emergency Job Order with MGC Contractors, Inc. in an amount not to exceed \$671,002 for the completion of repairs for Pecan Creek South Tank 1 (WA206).
- J. Consideration and possible approval of a one-year bedding/shavings contracts, with up to four possible one-year renewals, with Winner's Circle Soil Products, Queen Horse Bedding of Texas, and Mallard Creek for bedding/shavings up to a cumulative amount of \$150,000 annually, on an as-needed basis. *- Revised Agenda Language*
- K. Consideration and possible approval of a Cooperative Purchase Agreement through Arizona State CONTRACT #ADEQ18-00007515 with East Valley Disaster Services, Inc. For Town wide disaster reconstruction in an amount not to exceed \$50,000 annually. (FY 21/22 Budgeted Item)
- L. Consideration and possible approval of a Cooperative Purchase Agreement through the State of Arizona Contract # ADSP018-207134 with Superior Protection Services for afterhours unarmed security guard services at the Field Operations Facility in an amount not to exceed \$155,000 annually. (FY 21/22 Budgeted Item)

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- M. Consideration and possible approval of a five-year Master Agreement with Selectron Technologies, Inc. for an amount not to exceed \$250,475 for upgrades to interactive voice response system. (FY 21/22 Budgeted Item; Project IT044)
 - N. Consideration and possible approval of the First Amendments to the Recovered Reclaimed Water Agreement and the Water Services Agreement between the Town and Sossaman Holdings, LLC and Taylor Morrison/Arizona, Inc. to facilitate development generally located at the northwest corner of Sossaman and Ocotillo Roads known as Legado Phase 1, 2 and 3.
 - O. Consideration and possible approval of "Final Plats" for Empire Pointe Parcels 2, 3, 4, 5 and Empire Blvd., a request by Mattamy Arizona LLC and Arizona Thoroughbred Center Inc.
 - P. Consideration and possible approval of the "Final Plat" for Picket Post, a request by Power and Riggs 72 LLC.
 - Q. Consideration and possible approval of the "Final Plat" of Shops at the Pecans, a request by Meyer Ranch LLC.
 - R. Consideration and possible approval of the "Final Replat" of Heritage Town Square Center Lot 16, a request by Wadsworth Queen Creek LLC and JKG LLC.
 - S. Consideration and possible approval of Delegation Resolution 1415-21 authorizing and directing the Town Manager, and/or Utilities Director to take any and all action necessary; and to sign any and all documents, contracts or agreements related to the construction and completion of Harvest Well and Tank Site (Project WA202) in an amount not to exceed \$8,374,383; and necessary budget adjustments.
 - T. Consideration and possible approval of Delegation Resolution 1416-21 authorizing and directing the Town Manager, and/or Utilities Director to take any and all action necessary; and to sign any and all documents, contracts or agreements related to the construction and completion of Barney Well and Tank Site (Project WA020) in an amount not to exceed \$8,026,163; and necessary budget adjustments.
 - U. Consideration and possible approval of Delegation Resolution 1417-21 authorizing and directing the Town Manager and/or Department Director to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to construction and completion of the Fire Resource and Skills Facility (CIP Project MF011) in an amount not to exceed \$4,817,394. (FY 22 Budgeted Item)
- 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*

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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. Discussion and possible action on Ordinance 761-21, Case P21-0134 Drive-Thru Conditional Use Permit, an amendment to the Zoning Ordinance Section 1.14, Definitions, Table 4.6-1, Permitted Uses, and Section 6.5, Supplemental Use Regulations, requiring a Conditional Use Permit for drive-thru restaurants that are located within 1,200-feet of a residential zoning district.
- B. Public Hearing and possible action on Ordinance 763-21, Case P21-0051 Queen Creek 14, a request by Jessica Sarkissian (Upfront Planning & Entitlements) to rezone approximately 13.9 acres from R1-43 (Rural Estate) to R1-18 (Suburban Residential Type B) for a 19-lot residential subdivision, located east of Sossaman and north of Ocotillo roads (193rd Way alignment).
- C. Public Hearing and possible action on P20-0141 and P20-0143 Speedway Conditional Use Permit and Site Plan, a request from Todd Leslie (EPS Group, Inc.) for a Conditional Use Permit (CUP) for fuel sales and Site Plan approval on approximately 1.80 acres located at the southwest corner of Empire Blvd. and Ellsworth Road.

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 for the Town’s Biennial Development Impact Fee Audit for fiscal years 2016-17 and 2017-18 and accept the Audit Report.

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. Pinal Partnership Update presented by Tony Smith, President/CEO
- B. Recreation Survey Results
- C. Police Department Status Report/Update

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D. Code changes Associated with the New Utility Billing System

E. Transportation Improvement Plan Update

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 adoption of Ordinance No. 762-21 amending Chapter 16 Utilities, Article 16-3-8 (C) creating a monthly bill cap for residential wastewater accounts.

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 20th day of July the Agenda for the July 21, 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.