



AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

April 6, 2022

6:30 PM

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 public can continue to watch the meeting live streamed at [QueenCreek.org/WatchMeetings](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 April 6, 2022 Town Council meeting:

- *Email: Submit a comment to PublicComment@QueenCreekAZ.gov. 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/WatchMeetings](https://www.queen-creek.org/WatchMeetings).*

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

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. Some members of the Town Council and staff may attend electronically.

- 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 - Week of the Young Child
- 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

summery unless the specific matter is properly noticed for legal action.

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

1. Economic Development Commission (March 23, 2022)

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 April 6, 2022 (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 March 16, 2022 Regular Session minutes.

B. Consideration and possible approval of Expenditures over \$25,000. (FY 21/22 Budgeted Items)

1. AZ Code Consultants, Inc. - Building Plan Review & Inspection Services: \$50,000 (Development Services/Building Safety)

2. Sunrise Engineering - Civil Engineering Plan Review Services: \$50,000 (Development Services/Engineering)

3. CompuNet - Sound Engineering and Hardware Replacement: \$35,530 (Information Technology)

4. MR Tanner - Grounds Relocation and Asphalt /Pavement Repairs: \$1,490,000 (CIP Department/Public Works)

5. SD Crane Builders, Inc. - Building Maintenance: \$365,000 (Public Works/Facilities)

C. Consideration and possible approval of the "Final Plat" for Ironwood Commercial Two, a request by Ironwood Commercial LLC.

D. Consideration and possible approval of a professional services contract with 65 North Group, LLC in an amount not to exceed \$54,093 to review the Town's current inventory management policies, procedures and internal controls (FY 2021/22 Budget Item).

E. Consideration and possible approval of authorization for the Town Manager and Town Attorney to take all necessary actions and execute any necessary agreements with Western Area Power Administration (WAPA) in relation to the preliminary evaluation of the relocation of a 230 kV power line, and approve the allocation of funding in an amount not to exceed \$200,000 and the necessary budget adjustments.

F. Consideration and possible approval of a Cooperative Purchase Agreement with Marc Taylor, Inc. for Professional Services in the Town's Capital Improvements Program utilizing the City of Goodyear Contract No. CON-21- 5797 in an amount not to exceed \$1,051,468 and the necessary budget adjustments.

G. Consideration and possible approval of Resolution 1450-22 and the Recovered Reclaimed Water Agreement between the Town of Queen Creek, Ocotillo & Ironwood Holdings LLC, Tri Pointe Homes Arizona 91 LLC and Ocotillo & Ironwood Property Owners Association to facilitate the use of a portion of the Town's stored Reclaimed Water supply to serve certain landscaped areas located within the development generally known as Ironwood Springs Ranch.

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. Consideration and possible recommendation of approval on a new Series 9 Liquor Store License application submitted by Andrea Dahlman Lewkowitz on behalf of Costco Wholesale located at 20220 S Ellsworth Road, Queen Creek.

B. Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Andrea Dahlman Lewkowitz on behalf of Mici Handcrafted Italian located at 24750 S Ellsworth Road, #101, Queen Creek.

C. Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Mari Anne Burton on behalf of Sushi Creek located at 21805 S Ellsworth Road, #B103, Queen Creek.

D. Public hearing for Case P21-0053 Hudson Station Annexation, a proposed annexation of approximately 91 acres, located at the southwest corner of Signal Butte and Queen Creek roads

E. Public Hearing and possible action on Ordinance 783-22 P22-0034 Public Notification Process Zoning Ordinance Text Amendment, a staff initiated text amendment to the Zoning Ordinance recommending modifications to the public hearing sign posting process.

F. Public Hearing and possible action on Ordinance 782-22 P22-0033 Neighborhood Meeting Requirements Zoning Ordinance Text Amendment, a staff initiated text amendment to the Zoning Ordinance recommending flexibility for alternative neighborhood outreach and meeting procedures.

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. 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 adoption of Resolution 1449-22 authorizing the execution and delivery of a Purchase Agreement, a Trust Agreement, a Continuing Disclosure Undertaking and an Obligation Purchase Contract as well as agreements with a Financial Advisor and Special Counsel; approving the sale and execution and delivery of Excise Tax and State Shared Revenue Obligations, Series 2022, evidencing a proportionate interest of the owners thereof in such purchase agreement; approving an official statement; adopting post-issuance continuing disclosure compliance procedures in connection with issuance of Obligations of the Town; delegating the determination of certain terms of such Obligations and matters related thereto to the Manager and Chief Financial Officer of the Town; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution.
- B. Reconsideration and possible approval of the naming of Queen Creek Sports Complex (formerly East Park).
- C. Consideration and possible approval: 1) to purchase five (5) ambulance vehicles along with related equipment, including; gurney and patient loading system, mobile and portable radios, and mobile computer terminals (MCT) in an amount not to exceed \$1,975,527 through cooperative purchase contracted vendors: 2) authorizing the Town Manager to finalize and execute any and all agreements and/or contracts necessary to provide for fully equipped and operational ambulances consistent with this approval; and 3) for related budget adjustments.

13. Adjournment:

I, Maria Gonzalez, do hereby certify that I caused to be posted this 28th day of March 2022, the Agenda for the April 6, 2022 Regular and Possible Executive Session of the Queen Creek Town Council at Town Hall and on the Town's website at www.QueenCreekAZ.gov.

Maria E. Gonzalez, CMC
Town Clerk

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.