



AMENDED AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

June 1, 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 June 1, 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 - Queen Creek Dust Awareness Week
 - B. Proclamation - Southwest Monsoon Awareness Week
 - C. Proclamation - Parks & Recreation Month
 - D. Recognition of Officer Antonio Rodriguez: Top-Cop National Award & Medal of Valor

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 (May 25, 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 5:00 PM on June 1, 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 to appoint Jennifer Robinson to the Queen Creek Fire Public Safety Personnel Retirement System (PSPRS) Board.
- B. Consideration and possible approval of the "Final Plat" of Vineyard Towne Center, a request by Vestar VTC LLC.
- C. Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy and to authorize the purchase from a new awarded vendor/contract based on the expiration of the current contract. (FY 21/22 and FY 22/23 Budgeted Items)

The following items being requested are budgeted in FY21/22:

- 1. Dell Computer - Peripheral Computer Equipment Purchases: \$45,000 (Information Technology)
- 2. Legend Technical Services - Water and Wastewater Laboratory Services: \$35,000 (Utilities)
- 3. Dana Kepner - Meters, Meter Fittings and Service for Water: \$100,000 (Utilities)
- 4. Gammage & Burnham – Legal Services: \$94,999 (Utilities)
- 5. CS Construction – Fiber: \$129,188 (Public Works/Traffic)
- 6. Road Runner - Pavement Replacement: \$130,000 (Public Works/HURF)
- 7. Toter - Residential Trash and Recycle Carts: \$100,000 (Public Works/Environmental Programs)
- 8. Southwest Traffic System - Traffic Signal System Enhancements: \$32,602 (Public Works/Traffic)
- 9. MR Tanner - Concrete Sidewalk Installation: \$70,000 (Public Works/HURF)

10. Allterra Central – Forensics Scanning System: \$58,147 (Police)
11. Courtesy Chevrolet – Passenger Van or Comparable Cross-over: \$49,500 (Police)
12. Go AZ Motorcycles - Long Lead Purchase, 1 BMW 1250RT-P motorcycles: \$45,000 (Fleet/Police)

The following items being requested are budgeted in FY22/23:

1. ACRO - Town-Wide Temporary Service: \$275,500 (Town-Wide)
2. Dickinson Wright - Legal Services: \$1,560,000 (Town-wide)
3. Makinen Professional Services - Public Outreach Services: \$390,000 (Town-Wide)
4. Queen Creek Unified School District - Town-Wide Fuel Purchases: \$285,000 (Town-Wide)
5. Fleet Fueling - Town-Wide Fuel Purchases: \$575,000 (Town-Wide)
6. Wist, Office Depot - Office Supplies: \$154,000 (Town-Wide)
7. 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: \$257,000 (Community Services, Town-Wide)
8. Visit Mesa - Tourism Partnership Contract: \$36,000 (Community Services)
9. Infosend - Utility Bill Printing Services: \$270,000 (Community Services / Utilities)
10. Plan B - Temp Labor Services: \$165,000 (Economic Development / HPEC)
11. Mallard Creek, Queen Horse Bedding, and Winners Circle - Wood Shavings for Horse Bedding: \$250,000 (Economic Development / HPEC)
12. Arcosa Aggregates dba SW Rock - Arena Sand for Equine Events: \$65,000 (Economic Development / HPEC)
13. ACCELA - Annual Support for Accela Civic Platform: \$250,000 (Information Technology)
14. Carahsoft - Multi Factor Authentication Subscription Services: \$80,000 (Information Technology)
15. Cartegraph Systems Inc - Annual Support for Work and Asset Management, SeeClickFix Request Management Software: \$170,000 (Information Technology)
16. CDWG - Annual Maintenance Agreement for Adobe and Microsoft Annual License Agreements; Miscellaneous Minor Equipment Purchases: \$200,000 (Information Technology)
17. Custom Storage, Inc. dba CStor - Annual Support Cylance and Blackberry Protect Licensing Agreements; Fees Associated with Amazon Web Service (Storage and Cloud Services): \$100,000 (Information Technology)
18. DITO - Annual Google Licensing Renewal: \$200,000 (Information Technology)

19. E-Plan - Annual Support and Maintenance for Eplan Review: \$125,000 (Information Technology)
20. Neogov.com - Annual Support for Human Resource Software Licensing: \$40,000 (Information Technology)
21. Grancius - Annual Support for Meeting Management Software and Town Website: \$60,000 (Information Technology)
22. ICM / ViewCenter - Annual Support Renewal for Cloud Based Document Management System, and One-Time Projects: \$90,000 (Information Technology)
23. J2 Media - Broadcast / Filming Service Including Closed Captioning Services: \$60,000 (Information Technology)
24. Keenology (CIPPlanner) - Annual Licensing Fee for CIP Manager Software Maintenance: \$55,000 (Information Technology)
25. Safari Micro - Annual Support for ExtremeNetworks SaaS: \$25,000 (Information Technology)
26. SecureLink - Annual Support for Secure Remote PD Access: \$35,000 (Information Technology)
27. Selectron - IVR System Support: \$50,000 (Information Technology)
28. Sentinel Technologies - Cumulative Spending for Annual Maintenance Agreement for Cisco Equipment & Security Operations: \$1,300,000 (Information Technology)
29. SHI International Corp. - Annual Software Support Fees for Network and Security, and NextRequest Software for FOIA (Freedom of Information Act) Request Management Software Cloud Collaboration and Storage Services: \$90,000 (Information Technology)
30. Thin Client Computing - Technical/Consulting Services: \$240,000 (Information Technology)
31. TruePoint Solutions - Technical/Consulting Services, One-Time Projects: \$100,000 (Information Technology)
32. Tyler Technologies - Annual Financial System Support Renewal (MUNIS & Executime), and One-Time Projects: \$255,000 (Information Technology)
33. Velosimo - Annual Support Fees, One-Time Special Projects: \$30,000 (Information Technology)
34. Xerox Corporation - Annual Printer Fleet Agreement with Arizona Office Technologies (AOT): \$85,000 (Information Technology)
35. League of Arizona Cities and Towns - FY23 Annual Membership Dues: \$36,000 (Town Manager)
36. Kutak Rock - Government Relations Services: \$60,000 (Finance/Central Svc)
37. Public Trust Advisors, LLC - Investment Management Services: \$80,000 (Finance)
38. Clifton Larson & Allen - Town Audit: \$65,000 (Finance)
39. Heinfeld - Impact Fee Contract: \$25,000 (Finance)
40. Buxton - Data Analytics Platform Subscription: \$36,750 (Finance/Econ Dev)

41. Sunrise Engineering, Entellus, Westwood Professional Services, Michael Baker International - Civil Engineering Plan Review Services: \$200,000 (Development Services)
42. AZ Code Consultants, Brown & Associates, Bureau Veritas North America, Shums Coda Associates - Building Plan Review & Inspection Services: \$250,000 (Development Services)
43. Bound Tree - Medical Equipment & Supplies: \$80,000 (Fire & Medical)
44. City of Mesa - Fire Dispatch Services: \$250,000 (Fire & Medical)
45. City of Mesa - Handheld Radio Maintenance and Repair: \$75,000 (Fire & Medical/Police)
46. N. Curtis - Personal Protective Equipment & Firefighting Equipment & Supplies: \$250,000 (Fire & Medical)
47. United Fire, Galls - Fire Uniforms: \$72,000 (Fire & Medical)
48. East Valley Wellness Center LLC - Annual Medical Exams Required for Fire Personnel: \$145,000 (Fire & Medical)
49. Hughes Fire Equipment - Fire Apparatus Repairs and Maintenance Services: \$225,000 (Fire & Medical)
50. ECMS, Inc. - Cleaning and Repair of Fire Personal Protective Equipment: \$35,000 (Fire & Medical)
51. Imagetrend Inc. - Fire RMS-Records Management System and Electronic Patient Records (ePCR): \$30,000 (Fire & Medical)
52. Versaterm, Inc. - Annual Maintenance for Police RMS: \$116,700 (Police)
53. ProForce Law Enforcement; San Diego Police Equipment Company; Dooley Enterprises; OTL Firearms; Miwall; Diamondback Police Supply; Curtis Blue Line; Adamson Police Products; Less Lethal, LLC - Ammunition, Firearms, Less-lethal Platforms/Weapons, tactical munitions, & related equipment/supplies: \$287,000 (Police)
54. Heartfit for Duty; Dr. Jenni McCutcheon; L&D Investigations; Chas Investigations; Precision Polygraph, Litchfield Tactical, Devau Human Resources - Pre-employment Services for Police: \$75,000 (Police/Human Resources)
55. FX Tactical; Universal Police Supply; Curtis Blue Line; Mallory Safety; Galls - Police Uniforms/Body Armor/Police Equipment: \$285,000 (Police)
56. City of Mesa - Forensic Lab Services: \$175,000 (Police)
57. Edwards & Amato - Legal Services for Police Department: \$65,000 (Police)
58. Axon - Subscription Services and Equipment Purchases: \$275,000 (Police)
59. Kuhlman Psychology & BluePaz - Psychological Services: \$52,000 (Police)
60. City of Mesa - Police Dispatch Services: \$1,300,000 (Police)
61. Desert Testing Services - Phlebotomy Services \$50,000 (Police)
62. Town of Gilbert - Contracts Services for Property & Evidence and Training: \$100,000 (Police)

63. Richard W. Hendricks – Public Safety Consulting Services: \$29,000 (Police)
64. Dana Kepner - Meters, Meter Fittings and Service for Water: \$1,746,407 (Utility Services)
65. Empire - Heavy Equipment Rental Services: \$60,500 (Utilities/ Public Works)
66. Instrumentation & Controls - Well Equipment: \$500,000 (Utility Services)
67. MISCO - Well Equipment: \$250,000 (Utility Services)
68. Valleywide Generator Service - Generator Maintenance Service and Repairs: \$100,000 (Utility Services)
69. Western Oilfields dba Rain for Rent – Well –Pump Rental and Associated Equipment: \$50,000 (Utilities)
70. Hill Brothers - Water Quality: \$275,000 (Utilities)
71. Gammage & Burnham - Legal Services: \$100,000 (Utilities)
72. Senergy Petroleum/SP Acquisition - Water Distribution: \$40,000 (Utilities)
73. Pumpman's DBA Southwest Waterworks - Well Maintenance, Repairs and New Construction: \$3,000,000 (Utilities)
74. Allchem - Water Quality and Safety: \$200,000 (Utilities)
75. Pennco - Wastewater Treatment: \$75,000 (Utilities)
76. Vertech - Well Equipment: \$500,000 (Utilities)
77. Graybar Electric Company - Electrical Components: \$150,000 (Utilities)
78. Industrial Service and Supply - Water Treatment Equipment - \$250,000 (Utilities)
79. Western Environmental Equipment Company - Wastewater Equipment: \$200,000 (Utilities)
80. Core and Main, Dana Kepner, Winwater - Water Distribution Parts, Pipe, Fittings: \$3,000,000 (Utilities)
81. Ferguson - Water Distribution Parts, Pipe, Fittings: \$1,000,000 (Utilities)
82. United Rentals - Pump Equipment Rental: \$50,000 (Utilities)
83. Swain - Electrical Services: \$1,085,000 (Utilities/PW)
84. Dana Kepner - FlexNet Analytics Maintenance Fees: \$542,000 (Utilities)
85. Dana Kepner - WaterSmart Customer Meter Portal: \$531,125 (Utilities)
86. Legend Technical - Water and Wastewater Laboratory Services: \$50,000 (Utilities)
87. Roadrunner Paving - Paving & Asphalt Maintenance: \$150,000 (Utility Services)
88. Cleanview - Sewer and Storm Drain Video Inspection Services: \$88,000 (Utilities/Public Works)
89. Epifini Landscaping - Roadside landscape maintenance services: \$226,000 (Public Works)
90. Hillyard - Janitorial Supplies, Equipment and Services: \$76,250 (Public Works)
91. SD Crane - General Contracting Services: \$250,000 (Public Works)

92. APL Access and Security - Facility Access Card System: \$100,000 (Public Works)
93. Day Auto Supply - Fleet Vehicle Maintenance Parts/Oil/Supplies: \$360,000 (Public Works)
94. FuelMaster, Shields, Harper & Co. - Aims Kits and New Modulares for Vehicles: \$90,000 (Public Works)
95. T-Mobile - GPS Tracking Service: \$55,000 (Public Works)
96. West Coast Arborists - Tree Services: \$45,000 (Public Works)
97. Target Speciality - Weed Chemical Supplies: \$29,000 (Public Works)
98. Toter / NIPA - Residential Trash & Recycle Cart Purchases \$249,395 (Public Works)
99. Advanced Chemical Transport, Inc (ACT) - Hazardous Waste Management Materials/Supplies and Disposal Services: \$57,000 (Public Works/Police)
100. Seal Master - Road Surfacing Materials: \$35,000 (Public Works)
101. Solar Traffic, Sierra Transportation, Wesco DbA Brown, Clark Transportation, Advanced Traffic, Econolite, Wesco DbA CSC, CS Construction, Roadway Electric - Traffic Signal Poles and Components: \$690,000 (Public Works)
102. Fluorsco Services - Street Light Maintenance: \$260,000 (Public Works)
103. Climatec - Fire suppression systems: \$250,000 (Public Works)
104. DAIKIN Applied - Repair and Maintenance: \$40,800 (Public Works)
105. East Valley Disaster Services – Restoration Services: \$50,000 (Public Works)
106. Superior Protection Services - Security Services: \$157,000 (Public Works/ Utilities)
107. Bingham Equipment - Vehicle Equipment/ Lubrication Purchases: \$322,500 (Public Works)
108. Colorado Petroleum Products - Vehicle Oil/Lubrication: \$50,000 (Public Works)
109. RDO Equipment Purchases: \$110,000 (Public Works)
110. RWC – Equipment Purchases: \$170,000 (Public Works)
111. C&S Sweeping - Street Sweeping Service: \$160,000 (Public Works)
112. Aquatic Consulting - Contracted Water Quality Management Services for Mansel Carter Oasis Park Lake: \$26,000 (Public Works)
113. Ewing Irrigation – Miscellaneous Landscape/Irrigation Supplies: \$50,000 (Public Works)
114. AIC Fence - Fencing repairs for Ironwood Road: \$30,000 (Public Works)
115. A to Z Equipment - Replacement equipment and equipment rentals: \$32,500 (Public Works)
116. Lee Engineering, Wood Environmental, EPS Group, Kimley-Horn, Y2K - Traffic Studies and Signal Design: \$200,000 (Public Works)
117. Power Tech – Traffic Signal Maintenance and Emergency Call-out Services: \$25,000 (Public Works)

118. H2O Partners/Roadway Asset Services - Pavement Maintenance Services: \$75,000 (Public Works/HURF)
 119. Courtesy Chevrolet - Town Wide Replacement and New Vehicles: \$204,800 (Public Works)
 120. GO AZ Motorcycles - Long Lead Purchase FY23, 2 BMW 1250RT-P motorcycles: \$90,000 (Fleet/Police)
- D. Consideration and possible approval of a five-year Software License Agreement with Canto, Inc. in an amount not to exceed \$172,339 for Digital Asset Management System implementation services and license subscription fees. (FY 21/22 Budgeted Item)
 - E. Consideration and possible approval of a five-year Lease Agreement with Dell Financial Services L.L.C in an amount not to exceed \$250,000 for PC workstations, laptops, accessories, and services through the State of Arizona cooperative contract # ADSPO16- 0981636. (FY 21/22 Budgeted Item)
 - F. Consideration and possible approval of a one-year contract, with up to four possible one- year renewals, with Cable Solutions, Endsolution Communication, Solutions-13, and Technology Integrators, for the purchase of cabling supplies and cabling installation services on an as-needed basis not to cumulatively exceed \$500,000 annually.
 - G. Consideration and possible approval for the purchase of Axon hardware, professional services, and licensing for additional body cameras, Tasers, docking stations, software licenses, and other related accessories/equipment in an amount not to exceed \$67,262.68 through the Sourcewell National Cooperative #010720-AXN; (FY21/22 Budgeted Item).
 - H. Consideration and possible approval of a professional services contract with Arrington Watkins Architects, LLC for a Police Department Master Plan in the amount of \$350,000 and the necessary budget adjustments.
 - I. Consideration and possible approval of a Design Services Contract with Atwell, LLC for roadway design services of Ryan Road and 220th improvements (CIP projects A2001 and A1702) in the amount of \$362,583 and the necessary budget adjustments.
 - J. Consideration and possible approval of Second Amendment to the On-Call Project Order No. 30 with Sunrise Engineering for engineering services for the Schnepf Road Waterline from Chandler Heights to Combs Road (WA250) increasing the total project order by \$18,416 for a total not to exceed amount of \$169,941. (This is a FY 2021/22 Budgeted Item)
 - K. Consideration and possible approval of Design Professional Services Master Contract with Dibble and Associates Consulting Engineers and Project Task Order No. 1, for engineering design services for the Field Operations Facility Site drainage and general infrastructure improvements in support of planned development on the site in an amount not to exceed \$439,690. (This is a FY2021/22 Budgeted Item)
 - L. Consideration and possible approval of the purchase of a 5ft x 10ft digital sign purchased from YESCO not to exceed \$49,335 for "The Chapman Automotive Group Arena" at Horseshoe Park & Equestrian Centre and necessary budget adjustments.
 - M. Consideration and possible approval of a Cooperative Purchase Agreement with Cintas Corporation No. 2 for Uniform Rental and Cleaning Services for various town departments, utilizing the Omnia Partners, Public Sector, National Contract No. #R-BB-19002, in an amount not to exceed \$82,000 annually. (This is a FY 22/23 Budgeted Item)

- N. Consideration and possible approval of a professional services contract with Albert Holler & Associates in an amount not to exceed \$48,000 for Transaction Privilege Tax (Sales Tax) auditing and consulting services.
- O. Consideration and possible approval of a Job Order with MGC Contractors, Inc. in an amount not to exceed \$328,662 for Phase 1 of the Sewer Manhole Rehabilitation Project WW077. (FY 21/22 Budgeted Item)
- P. Consideration and possible approval of a Utility Services Exchange Agreement between EPCOR Water Arizona, Inc., an Arizona Corporation, and the Town of Queen Creek, an Arizona Municipal Corporation, and to Authorize the Town Manager and Town Attorney to modify, negotiate, finalize and sign all documents necessary to effectuate the transaction.
- Q. Discussion and possible approval of a professional services contract with 10 to 1 Public Relations in an amount not to exceed \$90,000. (FY 21/22 Budgeted Item)
- R. Consideration and possible approval of an intergovernmental agreement with Pinal County for contracted public relations services
- S. Consideration and possible approval of an Intergovernmental Agreement with the Maricopa County Library District in the amount of \$1,800,000 for operation of the Queen Creek Library. (FY 22/23 Budgeted Item)
- T. 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 Fiscal Year 2022-2023.
- U. 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 Fiscal Year 2022 - 2023.
- V. Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council and the Town of Queen Creek in the amount of \$33,804 for Fiscal Year 2022-2023.
- W. Consideration and possible approval of an intergovernmental agreement between the Town of Queen Creek and the City of Glendale for access to Glendale's Arizona Tax Central application.
- X. Consideration and possible approval of a Memorandum of Understanding (MOU) with Maricopa Association of Governments (MAG), to transfer \$345,944 of Local Transportation Assistance Funds (LTAF) to MAG to be used for eligible transit expenditures on behalf of the town, and related budget adjustments.
- Y. Consideration and possible approval of Delegation Resolution #1461-22 authorizing and directing the Town Manager, and/or CIP 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 the Town Center Streets: Aldecoa Drive, Munoz Street and Summers Place Improvements (CIP Project AR050) in an amount not to exceed \$9,755,747 and necessary budget adjustments.
- Z. Consideration and possible approval of Delegation Resolution #1464-22 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, or agreements for Bell Road Water Pump Station (CIP project WA037) in an amount not to exceed \$600,000 and the necessary budget adjustments.

- AA. Consideration and possible approval of Resolution 1465-22 approving changes to the financial policies and governing guidance included with the FY 2022-23 Budget.
- AB. Consideration and possible approval of Delegation Resolution #1466-22 authorizing and directing the Town Manager and/or Capital Improvement projects Department Director to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to the Frontier Family Park project (CIP project P0625) that will cover the area of the park boundaries southwest of Ryan and Signal Butte Roads for the Town in an amount not to exceed \$1,000,000. (This is a FY 2021/22 Budgeted Item)
- AC. Consideration and possible approval of Resolution 1467-22, adopting revisions to the Town Council Policies and Procedures, including the establishment of procedures and proposed amendments; clarifying guidelines for communications with other governments, committees and groups; and permitting the use of Robert's Rules of Order as a discretionary non-binding secondary procedural guide and other non-substantive revisions.
- AD. Consideration and possible approval of Delegation Resolution 1468-22 authorizing and directing the Town Manager and/or Capital Improvement Projects Department Director to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to the ASLD Infrastructure Improvements (CIP project AR100) that will cover the area from Germann Road north to SR24 and from Meridian Road to Kenworthy Road, in the Arizona State Lands portion of the Town in an amount not to exceed \$25,000,000 and the necessary budget adjustments.
- AE. Consideration and possible approval of Resolution 1469-22 of the Mayor and Common Council of the Town of Queen Creek, Arizona, approving and authorizing Purchase Agreement and Donation Agreement to acquire approximately 103 acres located within Pinal County at the northwest corner of Kenworthy Road and Combs Road generally known as Wales Ranches Phase 5 in an amount not to exceed \$3,644,235, and directing and authorizing the Mayor, Town Manager, and Town Attorney to do all acts and negotiate, finalize and sign any and all documents and/or Agreements and to pay all costs necessary to complete the transactions. (FY 22/23 Budget Item)
- AF. Consideration and possible approval of Delegation Resolution #1470-22 authorizing and directing the Town Manager and/or Capital Improvement Projects 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 Parks Flag Poles (CIP Project FP004) in an amount not to exceed \$44,702 and related budget adjustments.
- AG. Consideration and possible approval of Resolution No. 1471-22 and Resolution No. 1472-22 for a development agreement and purchase agreement with HD Management for development on the Town-owned 2.43 acres located on the SWC of Ellsworth and Rittenhouse roads.
- AH. Consideration and possible approval of FY 2021-22 budget amendments totaling a net amount of \$153,495,720 in revenue and other sources adjustments; \$28,961,957 in expense reallocations including \$554,364 from contingencies; and \$6,582,615 in adjustments to budgets for transfers between funds.
- AI. Consideration and possible approval of Ordinance 786-22 to fix, levy and assess the Town's primary property tax for FY 2022-23.
- AJ. Consideration and possible action on Ordinance 787-22 setting the secondary property tax levy for streetlight improvement districts (SLIDs) for FY 2022/23 at \$92,902.

- AK. Consideration and possible action on Ordinance 788-22, Case P21-0168 Mayberry on Rittenhouse Annexation, a proposed annexation of approximately 1.42 acres, east of the southeast corner of Sossaman and Rittenhouse roads.
- AL. Consideration and possible action on Ordinance 790-22, Case P21,0053 Hudson Station Annexation, a proposed annexation of approximately 95 acres, located at the southwest corner of Signal Butte and Queen Creek roads.
- AM. Consideration and possible approval of the council committee assignment of Council Member Dawn Oliphant to the Economic Development Commission for 2022.
- AN. Consideration and possible approval of the May 4, 2022 and May 18, 2022 Regular Session minutes.

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 and possible action on Ordinance 791-22 Case P21-0054 Hudson Station PAD Rezone and Case P21-0164 Hudson Station Commercial Site Plan, a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 95-acres from R1-43 to R1-18, R1-7, R1- 5, MDR, and C-2 with a PAD overlay and a request for Site Plan approval of a 24-acre (approx.) commercial site anchored by a Fry’s Marketplace and Pharmacy and Eos Fitness Facility. The project site is located generally at the southwest corner of Queen Creek and Signal Butte roads.
- B. Public Hearing and possible action P21-0163 Fry’s Fuel Center Conditional Use Permit, a request from Sean Lake (Pew and Lake, PLC) for Conditional Use Permit approval for a Fry’s Fuel Center, located generally at the southwest corner of Queen Creek and Signal Butte roads.
- C. Public Hearing and possible action on Ordinance 789-22 Mayberry on Rittenhouse PAD Rezone (P21-0169) and Site Plan (P21-0171), a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 15.88 acres (net) from RU-43/R1-43 to MDR with a PAD overlay, and a request for Site Plan approval of a 186 unit residential condominium development, located east of the southeast corner of Sossaman and Rittenhouse 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.*

- 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. Discussion and presentation on capital improvement project (CIP) coordination and funding.
- B. Annual Update to the Residential Wastewater Winter Average.
- C. Discussion on strategic marketing opportunities - follow-up from the Council's Strategic Planning Session.

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 1473-22 authorizing the execution and delivery of a Purchase Agreement and a Trust Agreement, 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, Second Series 2022, evidencing a proportionate interest of the owners thereof in such purchase agreement; 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 and declaring an emergency.

13. Adjournment:

I, Maria Gonzalez, do hereby certify that I caused to be posted this 31st day of May 2022, the Amended Agenda for the June 1, 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.