



AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

September 21, 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 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>.

In addition to attending in-person, residents may submit public comment for this Town Council meeting by submitting their comments via email to PublicComment@QueenCreekAZ.gov. Every email, if received by the deadline of 5:00 p.m., the day of the meeting will be entered into the official record. Please include your name, address, comment and note if your comment is for call to the public. Comments without identifying name and address will not become 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. Recognition of QCPD Crime Scene/Evidence Specialist Stephanie Kirkpatrick for obtaining her Crime Scene Analyst Certification.
- 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. 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 returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to PublicComment@QueenCreekAZ.gov (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting.*

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 \$25,000 and over, pursuant to Town Purchasing Policy. (FY 22/23 Budgeted Items)

1. CS Construction - Fiber: Additional \$13,177 contract spending authority for fiber installation. Town Council approved \$129,188 on June 1, 2022. This request would take the total Contract Spending Authority to \$143,188. (Public Works-Traffic)

B. Consideration and possible approval of the "Final Plat" for Jorde Farms North Phase 2, a request by Shea Homes Limited Partnership.

C. Consideration and possible approval of the "Condominium Plat" for Encanterra Casitas, a request by Encanterra Club Holdings LLC and the Club at Encanterra LLC.

D. Consideration and possible approval of a Preconstruction Services Contract with Haydon Building Corp for the Recreation and Aquatic Center within the Frontier Family Park (CIP project RQ030) in the amount of \$559,784. (This is a FY 2022/23 Budgeted Item)

E. Consideration and possible approval of one-year Agreement with Thin Client Computing, L.L.C in an amount not to exceed \$250,000 for technology products and services including hardware and equipment, software, consulting and managed services, installation, training, maintenance, and repair with the ability to extend the agreement for up to four additional years. (FY 2022/23 Budgeted Item)

F. Consideration and possible approval of a Fourth Amendment to the Professional Services Contract with Southwest Groundwater, a Division of Matrix New World for Physical Availability Demonstration Services increasing the total contract amount by \$20,000 for a total amended contract not to exceed \$116,610. (FY 2022/23 Budgeted Item)

G. Consideration and possible approval of Amendment No. 1 to Contract 2020-033 between the Town of Queen Creek and Waste Connections to include small commercial services.

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 by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to PublicComment@QueenCreekAZ.gov (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.

- A. Public Hearing and Possible Action on Ordinance 794-22, P22-0052 Arizona State Land Department Specific Plan Supplement 3, a request from Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC, to Request for Rezoning for an Amendment of approximately 1,600 +/- acres to the State Land Specific Plan by amending the zoning designations for Planning Units 5, 6, 7, 8, 9 and 13 from Neighborhoods and Urban to Urban Employment, and defining development guidelines for the remainder of the property as it relates to the Urban Employment designation.

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 completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to PublicComment@QueenCreekAZ.gov (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.*

- A. Public Hearing and possible action on Ordinance 793-22, P22-0102 Queen Creek Olive Mill Phase II Agritainment PAD Rezone, a request to PAD Rezone approximately 32 acres from R1-43 (Rural Estate District) to AT/PAD (Agritainment) for future residential and commercial development located at the northeast corner of Meridian and Combs roads.

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 on a follow-up from the 2022 Council Strategic Planning Session on the topic of multi-family development.
- B. Follow up from February, 2022 Town Council Strategic Planning Session - Comprehensive Review of the Town's Financial Policies.
- C. Follow up from February, 2022 Town Council Strategic Planning Session - Recommendation to Reduce Water Replenishment Fees by \$0.6M for 2023-24 (CAGR fees).

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 returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to PublicComment@QueenCreekAZ.gov (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.

- A. Consideration and possible approval of Resolution No. 1495-22 authorizing the execution of the contract between the United States Bureau of Reclamation and the Town of Queen Creek for the delivery of Colorado River Water; the partial assignment of Colorado River Water under contract with GSC Farm LLC to the Town of Queen Creek; and contract for system use between the United States Bureau of Reclamation and the Town of Queen Creek; authorizing the Vice Mayor, the Town Manager, the Town Clerk, and the Town Attorney to take all actions necessary to carry out the final execution of the contracts in accordance with their terms and intent; and declaring an emergency to accommodate the immediate and timely execution of multi governmental agreements.

- B. Consideration and possible approval of Resolution No. 1496-22 authorizing the application for a Drinking Water State Revolving Fund Program Loan (“DWSRF”) through the Water Infrastructure Finance Authority of Arizona (“WIFA”) for costs related to the acquisition of surface water rights (Cibola) in an amount not to exceed \$27 Million and declaring an emergency to accommodate the closing date for the loan.

13. Adjournment:

I, Maria Gonzalez, do hereby certify that I caused to be posted this 12th day of September, the Agenda for the September 21, 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.