



**AMENDED AGENDA**  
**Queen Creek Town Council Regular Session**  
Community Chambers, 20727 E Civic Parkway  
November 16, 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>.*

*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](mailto: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. 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 (November 10, 2022)
    2. Downtown Arts & Placemaking Advisory Sub-Committee (November 10, 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 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](mailto: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 the November 2, 2022 Regular Session minutes.
  - B. Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 22/23 Budgeted Items)
    - 1. CompuNet - IT Repairs, Maintenance, and Service: \$65,000 (Information Technology)
    - 2. AZ Locators - Utility Locating Equipment: Additional \$45,000 spending authority for utility locating equipment. The Department purchased two locators for \$23,391 on August 3, 2022. This request would take the total contract spending authority to \$68,391.
    - 3. National Waterproofing and Roofing (NWR) - Roof Restoration for Community Center: \$90,000 (Public Works - Facilities)
    - 4. IFC Radios & Safety - Communication Equipment: \$103,371 (Fire & Medical)
    - 5. Aardvark - Tactical/safety gear and equipment: \$90,000 (Police)
  - C. Consideration and possible approval of the "Map of Dedication" for Crismon Road & Sonoqui Wash, a request by Jorde Farms 1 LLC.
  - D. Consideration and possible approval of renewal of a professional services agreement with CapitalEdge (Contract #2021-114) in the amount of \$36,000, for government relations services for the monitoring of federal funding opportunities to support the Town's initiatives relative to public safety, transportation, water sustainability and wastewater strategies, and the necessary budget adjustments
  - E. Consideration and possible approval of a contract with Union Pacific Railroad (UPRR) for Preliminary Engineering Review of the Sossaman Road and Germann Road Intersection Improvement Project (CIP Project No. A0904) in the amount of \$82,500 and the necessary budget adjustments.
  - F. Consideration and possible approval of a contract with Westwood Professional Services, Inc. for design services of the Ellsworth Road and Cloud Road offsite improvements (CIP Project No. A1006) in the amount of \$178,800. (This is a FY 2022/23 Budgeted Item)
  - G. Consideration and possible approval of the Intergovernmental Agreement (IGA) with the Town of Gilbert for fire support services, in an amount not to exceed \$150,000. (FY 22/23 Budgeted Item)

- H. Consideration and possible approval of a Contract Project Order #2 with Ardurra for professional engineering and land surveying services for Crismon Road improvements from Cloud Road to Riggs Road (CIP Project No. A1005) in the amount of \$387,814.30. This price includes additional funding needed to capture the full scope of design with the traditional 10% contingency added. (This is a FY 22/23 Budgeted Item)
- I. Consideration and possible approval of Delegation Resolution #1501-22 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 Recreational and Aquatic Center (CIP Project No. RQ030) within Frontier Family Park in an amount not to exceed \$64,285,432. (This is a FY 22/23 Budgeted Item)
- J. Consideration and possible approval of Resolution 1504-22 authorizing \$10.2M of interfund loans and \$23.2M of interfund transfers related to corrections of the use of development impact fees and capacity fees, providing for the financing of various capital projects, and providing for the loan repayments thereof.

**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](mailto: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 recommendation of approval on a new Series 006 Bar Liquor License application submitted by Andrea Dahlman Lewkowitz on behalf of Dave & Buster's located at 21000 S Ellsworth Loop Road, Queen Creek.
- B. Public Hearing and possible action on Ordinance 802-22, P22-0206 Signage Located in Roadway Medians Text Amendment, a staff initiated text amendment to Article 7 Signage Regulations of the Zoning Ordinance prohibiting signage from being located within roadway medians.
- C. Public Hearing and possible action on Ordinance 804-22, P22-0124 and P22-0125 Phelan PAD Rezone and Site Plan, a request by Adam Baugh, Withey Morris, PLC for Rezoning and Site Plan approval for a rezoning of approximately 47 acres from R1-54 (Rural Estate District) to EMP-A/PAD (General Office/Business Park) for the development of a business park, located north of the northeast corner of Germann and Meridian Roads.
- D. Public hearing and possible action on Queen Creek Veterinary Clinic Building Expansion Conditional Use Permit and Site Plan (Cases P22-0118 and P22-0204), a request from Cain Garcia, SPS+ Architects, for a CUP and Site Plan approval for the construction of an approximately 4,400sq.ft. Building addition at the existing veterinary clinic, located east of the southeast corner of Ocotillo and Hawes 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 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](mailto: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*

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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. Workforce Development Services Available in Queen Creek

B. Follow up from February, 2022 Town Council Strategic Planning Session - Recommendation to Evaluate the Expanded the Use of the Town's 2% Dedication Construction Sales Tax and Status Update on the Comprehensive Review of the Town's Key Financial Policies.

**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](mailto: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 to adopt the Comprehensive Utility Master Plan.

B. Consideration and possible approval of appointment of, and the Agreement to employ, Bruce Gardner as the Queen Creek Town Manager.

**13. Adjournment:**

I, Maria Gonzalez, do hereby certify that I caused to be posted this 15th day of November, the Agenda for the November 16, 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](http://www.QueenCreekAZ.gov).

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Maria E. Gonzalez, MMC  
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.