



AMENDED AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

December 7, 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. 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. Parks and Recreation Advisory Committee (November 29, 2022)
 2. Economic Development Commission (November 30, 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 (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 16, 2022 Regular Session minutes.
 - B. Consideration and possible approval of the re-appointment of Anita Lopez to the Downtown Core Arts & Placemaking Advisory Sub-Committee.
 - C. Consideration and possible approval of the Town of Queen Creek's 2023 Legislative Guiding Principles.
 - D. Consideration and possible approval of the "Final Plat" for the Germann Commerce Center - Phase 1, a request by TTRG AZ Queen Creek Germann Road Land LLC.
 - E. Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 22/23 Budgeted Items)
 - 1. Courtesy Chevrolet - 2023 Chevrolet Silverado 1500: \$50,000 (Fire)
 - 2. Interim Public Management, LLC - Temporary Personnel Services: \$180,000 (Town Manager)
 - 3. West Coast Arborist - Tree Trimming and Clearing: \$73,418 (CIP)
 - F. Consideration and possible approval of FY 2022-23 budget amendments totaling \$2,042,668 in revenue adjustments and \$414,962 in expense reallocations including \$405,644 from contingencies.
 - G. Consideration and possible approval of Amendment No. 1 to the Groundwater Savings Facility Storage Intergovernmental Agreement with Queen Creek Irrigation District and authorize the Town Manager and Town Attorney to modify, negotiate, finalize and sign all documents necessary to effectuate the transaction.
 - H. Consideration and possible approval of a Job Order 32 with MGC Contractors, Inc., Contract #2019-134 in an amount not to exceed \$421,373 for the construction of electrical room enclosures for Ironwood Crossings North and Shea North Well Sites Electrical Rooms. (FY 22/23 Budgeted Item)
 - I. Consideration and possible approval of Resolution # 1507-22, a Resolution of the Common Council of the Town of Queen Creek, Arizona, declaring, for purposes of Section 1.150-2 of the Federal Treasury Regulations, official intent to be reimbursed in connection with certain capital expenditures relating to public safety projects.

- J. Consideration and possible approval of: (i) the Purchase and Sale Agreement and Escrow Instructions for the acquisition of the Barney Sports Complex to be redeveloped into a public safety complex accommodating various uses for the Town's police and fire departments; and (ii) delegating authority to the Town Manager and the Town Attorney to negotiate, finalize and execute such an agreement and ancillary documents and agreements to effectuate the closing of the transaction.

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 803-22, P22-0223 Reasonable Accommodation Text Amendment, a staff initiated text amendment to Article 6.3 Group Residential Facilities of the Zoning Ordinance adding language regarding the reasonable accommodation waiver process. *Staff is requesting a continuance to the February 15, 2023 Council Meeting.*

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. 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. Public Right of Way Improvement Projects CIP, Development Services and Public Works

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. 1511-22 authorizing the Town Manager to execute: (1) Contract with the Town of Queen Creek for Delivery of Colorado River Water; (2) Partial Assignment and Transfer of Colorado River Water Under Contract with GSC Farm, LLC to the Town of Queen Creek; and (3) Reclamation Wheeling Contract between the United States and the Town of Queen Creek to transport non-project water; authorizing the finalization and implementation thereof; and providing for repeal of

conflicting resolutions.

- B. Consideration and possible approval of Resolution 1508-22 authorizing 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 avoid delay in an economic environment in which interest rates are anticipated to increase.
- C. Consideration and possible approval of Resolution 1506-22 allowing for the evaluation of additional infrastructure uses for the 2% construction sales tax.
- D. Consideration and possible approval of a \$7M payment to fully fund the Town's Police Pension Plan in the Arizona Public Safety Personnel Retirement System and a \$7M budget adjustment from the contingency account.

13. Adjournment:

I, Maria Gonzalez, do hereby certify that I caused to be posted this 6th day of December, the Agenda for the December 7, 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, 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.