



**AMENDED AGENDA**

**Queen Creek Town Council Regular Session**  
Community Chambers, 20727 E Civic Parkway  
April 5, 2023 | 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. Star Student Recognition
  - B. Recognition of Casteel High School Wrestling
  - C. Municipality of the Year Award for Recycling - Arizona Recycling Coalition
  - D. Proclamation: Earth Month
  - E. Proclamation: Distracted Driving Awareness Month
  - F. Proclamation: Week of the Young Child (April 1-7)
  - G. Proclamation: National Public Safety Telecommunicators Week (April 9-15)
  - H. Proclamation: National Work Zone Awareness Week (April 17-21)
- 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. Economic Development Commission (March 22, 2023)

**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. **CONSENT AGENDA LESS ITEM 8(H) APPROVED UNANIMOUSLY (6-0)***

A. Consideration and possible approval of the March 15, 2023 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. Axon - Equipment & Licensing for New Officers: Additional contract spending authority of \$50,000 for equipment and licensing for new officers. Town Council previously approved \$275,000 on June 1, 2022, for a new total contract spending authority of \$325,000 (Police)

2. WIST - Office Furniture & Equipment: \$50,000 (Police)

3. Lenco Armored Vehicles - Lenco Medevac G2 Vehicle: \$296,000 (Police)

4. Econolite - Centracs License Expansion: \$33,000 (Public Works/Traffic)

5. Epifini - Landscape Services for Barney Complex: \$39,238 (CIP)

C. Consideration and possible approval of a motion to authorizing participation in pending national opioid settlements and authorizing the Town Attorney to negotiated, finalize and execute all documentation necessary to implement the same pursuant to the One Arizona Distribution of Opioid Settlement Funds Agreement previously approved by the Town Council.

D. Consideration and possible approval of the "Final Plat" of Hudson Station - Commercial, a request by Barclay Group Venture Capital LLC.

E. Consideration and possible approval of the "Final Plat" of Hudson Station - Residential, a request by GM Gabrych Family LP.

F. Consideration and possible approval of the "Final Plat" for NEC Signal Butte & Ocotillo Road, a request by Simoncre Gibson LLC and BF Foods RE Queen Creek LLC.

G. Consideration and possible approval of the "Map of Dedication" for the Fulton Homes Barney Farms Collector Road Phase 2, a request by Fulton Homes Corporation.

H. Consideration and possible approval of a five-year Professional Services Contract in an amount not to exceed \$113,628 with TeamDynamix Solutions, LLC Inc.

**PULLED BY STAFF FOR A CORRECTION TO THE AMOUNT (\$121,983); APPROVED UNANIMOUSLY (6-0)**  
I. Consideration and possible approval of a Design Services Contract with Arrington Watkins Architects for the Queen Creek Public Safety Support Facility (CIP Project# MF019) in the amount of \$2,567,148 and the necessary budget adjustments.

- J. Consideration and possible approval of a cooperative agreement through the State of Arizona with Berry, Dunn, McNeil & Parker for a Parks and Recreation Cost of Service Analysis and Fee Study in an amount not to exceed \$53,600.
  - K. Consideration and possible approval of an On-Call Project Order #04 with Sunrise Engineering for Plan Review, Permitting, and Construction Observation services to support the Wyyerd Fiber License and Right-of-Way Use Agreement, and Reimbursement Agreement in an amount not to exceed \$1,138,140 and the necessary budget adjustments.
  - L. Consideration and possible approval of an On-Call Project Order #1 with Sunrise Engineering, Contract #2023-006 in an amount not to exceed \$144,808 for Engineering Services for the completion of the Water Production Facilities Site Security Assessment Project WA005 (FY 23 Budgeted Item).
  - M. Consideration and possible approval of an On-Call Project Order 01 with Sunrise Engineering, Contract #2023-003 in an amount not to exceed \$49,000 for Engineering Services for the design of the Quail Run Lane Waterline from Rolling Ridge Road to the Quail Ranch Well Site Project WA295 (FY 23 Budgeted Item).
  - N. Consideration and possible approval to initiate the Town of Queen Creek Job Order Contract (JOC) program as a procurement option for capital improvement projects and a two-year Roadway/Civil/Sitework services JOC that has up to three possible one-year renewals with DBA Construction Inc., Haydon Companies, LLC., Hunter Contracting Co. and Nesbitt Contracting Co., Inc. on an as-needed basis for an amount not to exceed \$5,000,000 per contract per year for a total of up to \$20,000,000 annually.
  - O. Consideration and possible approval of a Job Order 38 with MGC Contractors, Inc., Contract 2019-134 in an amount not to exceed \$334,609 for the Sewer Manhole Rehabilitation Project WW077. (FY 23 Budgeted Item)
  - P. Consideration and possible approval of an Amendment #2 to Delegation Resolution #1265-19 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 Signal Butte Road: Ocotillo to Queen Creek Road (CIP Project No. A0801) increasing the total Resolution amount by \$2,635,913, for a total amended amount not to exceed \$13,479,028. (This is a FY 23 Budgeted Item)
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.* **PUBLIC HEARING CONSENT ITEMS (A & C) APPROVED UNANIMOUSLY (6-0)**
- A. Public Hearing and possible action on Ordinance 808-23 P22-0278 Barney Farm Germann/Meridian Commercial Rezone, a request by Greg Davis of Iplan Consulting, to rezone a 9.6 acre (approx.) site from EMP-A/PAD to C-2/PAD, located generally at the southwest corner of Germann and Meridian roads.

- B. 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. **PULLED TO CORRECT ORDINANCE NO (810-23); APPROVED UNANIMOUSLY (6-0)**
- C. Consideration and possible recommendation of approval on a new Series 012 Restaurant Liquor License application submitted by Joseph Luis Mirelez on behalf of OG'Z The Original Empanada Shop located at 21824 S Ellsworth Road, Queen Creek; continued from the March 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](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. 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. Introduction and Discussion on P23-0038 Industrial Design Guidelines, a staff initiated text amendment to the Town's adopted Design Guidelines.

B. Presentation: Environmental Innovative Practices in Queen Creek.

**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 of: (1) Ordinance 809-23 Amending Chapter 16 of the Queen Creek Town Code by Amending Sections 16-2-9 and 16-5-3, and Adding Article 16-11 Sustainable Water Allocation Regulations; Providing for Repeal of Conflicting Ordinances; and Providing Severability; and (2) Approving the Queen Creek Water Resource Management Strategy Report. **ITEM 12(A) CONTINUED TO THE APRIL 19, 2023 COUNCIL MEETING**

**13. Adjournment:**

I, Maria Gonzalez, do hereby certify that I caused to be posted this 4th day of April 2023, the Agenda for the April 5, 2023 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.