



AMENDED AGENDA
Queen Creek Town Council Regular Session
Community Chambers, 20727 E Civic Parkway
September 20, 2023 | 6:30 PM
(Doors open at 5:30 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:** Philip Stowell, Chaplain, Queen Creek Fire & Medical Department
- 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. Queen Creek Cultural Foundation Annual Report

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 September 6, 2023 Regular Session minutes.
 - B. Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 23/24 Budget Items)
 1. Helena Chemical Co. Herbicide Supplies for Weed Control for Town-Wide Applications: \$35,000 (Community Services-Grounds)
 - C. Consideration and possible approval of a Class "A" Bingo License Application from Ovation at Meridian Homeowners Association.
 - D. Consideration and possible approval of the appointment of Aaron Ballard to the Planning and Zoning Commission.
 - E. Consideration and possible approval of the Economic Development Commission Work Plan for FY23-24.
 - F. Consideration and possible approval of a Design Services Contract with Arrington Watkins Architects for a space needs analysis across all Town departments and master planning of the Field Operations Facility (FOF) (CIP Project No. MF018) in the amount of \$300,000 and necessary budget adjustments totaling \$300,000.
 - G. Consideration and possible approval of a professional services contract with GHD, Inc. for an amount not to exceed \$129,408 for asset life-cycle and replacement costing analysis of the Town's roadways and transportation infrastructure assets. (FY23-24 Budgeted Item)
 - H. Consideration and possible approval of Job Order Contracting (JOC) Construction Services Contracts for Water and Wastewater Distribution Services with Achen-Gardner Construction, LLC., Garney Companies, Inc., Haydon Companies, LLC., and TF Contracting Services, LLC., 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.
 - I. Consideration and possible approval of Amendment #02 to Delegation Resolution #1461- 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 Town Center Streets: Aldecoa Drive, Munoz Street and Summers Place Improvements (CIP Project No. AR050) increasing the total Resolution amount by \$2,769,133 for a total amended Resolution not to exceed \$13,825,490, related budget adjustments totaling \$2,769,133 from CIP Contingency, and a budget adjustment of \$2,769,133 to CIP Transfers.

- J. Consideration and possible approval of Resolution 1533-23 approving the Development Agreement with Lavenue 2, LLC for the proposed development of The Perch Brewery and Restaurant on the 3.8 acres located in Downtown Queen Creek; and authorizing the Mayor, Town Manager, Town Attorney and Town Clerk to take all actions necessary to negotiate, finalize, execute, and implement the Development Agreement.
 - K. Consideration and possible approval of Delegation Resolution # 1537-23 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 Queen Creek Public Safety Support Facility (CIP Project No. MF019) in an amount not to exceed \$43,471,111. (This is a FY 2023/24 Budgeted Item)
 - L. Consideration and possible approval of Resolution 1539-23 amending the bylaws of the Economic Development Commission.
 - M. Consideration and possible approval of Annexation Ordinance 817-23 extending and increasing the corporate limits of the Town of Queen Creek, Maricopa County, State of Arizona, pursuant to the provisions of A.R.S. §9-471.02 by annexing certain County right- of-way contiguous to the existing Town limits, generally described as a portion of Chandler Heights Road right-of-way from Recker Road to Six Hundred (600) feet west of Power Road, located in Section 30, Township 2 South, Range 7 East, Maricopa County.
- 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. Consideration and possible recommendation of approval on a new Series 007 Beer & Wine Bar Liquor License application submitted by Donald Charles Greenburg on behalf of Valley Taproom located at 25166 S Ellsworth Rd, Ste. A101 in Queen Creek.
- 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. Presentation and discussion on the Residential Density Buffer Manual, a supplemental document to the General Plan that outlines different strategies to provide a compatible transition between the varying types of residential zoning densities as required by the General Plan.

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 1538-23 approving the Horseshoe Park & Equestrian Centre Five Year Strategic Plan.
- B. Consideration and possible approval of Resolution No. 1540-23 regarding masking and vaccinations as an individual personal responsibility.

13. Adjournment:

I, Maria Gonzalez, do hereby certify that I caused to be posted this 19th day of September 2023, the Agenda for the September 20, 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.

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.