



## AGENDA

### Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

February 21, 2024 | 6:30 P.M.

*(Doors open at 5:30 P.M.)*

*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:** *James Washburn, Sun Valley Community Church*
- 5. Remarks from Mayor Julia Wheatley and QCPD Police Chief Randy Brice regarding the ongoing October 28 homicide investigation.**
- 6. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**
- 7. 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 (February 6, 2024)
    2. Transportation Advisory Committee (February 8, 2024)

- 8. 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.*
- 9. 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 February 7, 2024 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. Lee Engineering, WSP Environmental and Infrastructure, Inc. (Wood Environmental), EPS Group, Kimley-Horn, and Y2K - As-needed Professional Services for Traffic Control Studies, Signal Design and Traffic Engineering: Additional cumulative contracted spending authority of \$100,000. Council approved \$300,000 on June 7, 2023 for a new total contracted amount of \$400,000. (Public Works-Traffic)
    - 2. Miracle Playground, Dave Bang Associates - Playground Equipment: \$75,000 (Community Services - Grounds)
  - C. Consideration and possible approval for fire apparatus repairs and refurbishment to the ladder truck recently purchased by the Town as a reserve ladder truck utilizing cooperative contract #2020-007 with Hughes Fire Equipment in the amount of \$115,000 and necessary budget adjustment in the amount of \$115,000.
  - D. Consideration and possible approval of a Project Order No. 05 with Y2K Engineering, LLC. for professional traffic engineering and related design services for a traffic signal at Riggs Road and Harvest Lake Drive (CIP Project No. I0082) in an amount not to exceed \$50,318 and a related budget adjustment totaling \$50,318 from CIP Contingency.
  - E. Consideration and possible approval of a change order, Amendment #4, for the Versaterm records management contract for the addition of the CI Technologies EI Pro and Public Portal software, SPIDR Tech Victim notification software, Visual Labs camera systems, the required interfaces, and professional services, in an amount not to exceed \$180,000. (Budgeted Item)
  - F. Consideration and possible approval of the First Amendment to the Utility Rate Study Services Agreement with Stantec Consulting Services Inc. for professional services increasing the total contract amount by \$241,475 for a total amount not to exceed \$508,500.

- G. Consideration and possible approval of Resolutions related to the financing of water rights acquisitions and utility infrastructure projects by: (1) adopting Resolution No. 1566-24 approving and authorizing the execution and delivery of a First Supplement to Third Subordinate Lien Trust Agreement; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by such Resolution; (2) adopting Resolution No. 1567-24 declaring official intent to be reimbursed in connection with certain capital expenditures; (3) authorizing proceeds in an amount not to exceed \$40 million from the 2021 U.S. Bank Interim Loan to be used for the purchase and sale of a lot with groundwater rights and escrow instructions, located within Harquahala Acres, Maricopa County, Arizona; and (4) authorizing the Town Manager, Town Clerk and Town Attorney to modify, negotiate, finalize and sign all documents necessary to effectuate the transaction.
- H. Consideration and possible approval of Resolution 1568-24 approving the Town Center/Downtown Core Plan.
- I. Consideration and possible approval of Amendment 1 to Resolution 1561-24 designating the Primary Election and General Election dates and purposes of the elections; designating the deadlines for voter registration; and designating the place and last date for candidates to file nomination papers pursuant to HB 2785 signed by Governor Hobbs on February 9, 2024 with an emergency measure that is operative immediately as provided by law.

**10. 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. None.

**11. 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. Public hearing and possible action on Ordinance 832-24 Magma PAD Rezone (P23-0081), and Magma Site Plan (P23-0131), a request to rezone approx. 0.5 acres from R1-43 to DC PAD to allow for the reuse and modification of the existing building for a restaurant/retail use with associated site improvements.

**12. 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 update by Tony Smith, President/CEO for the Pinal Partnership

**13. 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 Resolution No. 1565-24 accepting the Town's Fiscal Year 2022-23 Financial Statements and Audit Reports.
- B. Consideration and possible approval of Resolution No. 1557-24 accepting the Town's Fiscal Year 2022-23 Development Impact Fee and Capacity Fee Reports.

**14. Adjournment:**

I, Maria Gonzalez, do hereby certify that I caused to be posted this 12th day of February, the Agenda for the February 21, 2024 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).

---

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 requiring reasonable accommodations in order to participate should contact the Town Clerk's Office at (480) 358- 3000.