



AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

May 1, 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. 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. Proclamation: Economic Development Week + ED
 - C. Proclamation: Public Works Week
 - D. Proclamation: Small Business Week
 - E. Proclamation: Travel and Tourism Week
 - F. Proclamation: Municipal Clerks Week

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. None.

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 April 17, 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. Governmentjobs.com - Job Application and Performance Measure Application Tool: Additional contract spending authority of \$20,000. Council previously approved \$45,000 on June 7, 2023. This request will increase spending authority for a total of \$65,000. (Information Technology)

2. Power Tech Contracting - As-needed Services for Streetlight and Traffic Signal Repair, Maintenance and Emergency Response: Additional Contract Spending authority of \$40,000. Council previously approved \$75,000 spending authority on June 7, 2023. This request will increase spending authority for a total of \$115,000. (Public Works-Traffic)

3. Hunter Guard Rail - Repairs to guard rails throughout the Town: \$28,000 (Public Works-Streets/HURF)

C. Consideration and possible approval of Job Order #02 under Contract 2023-039 with Nesbitt Contracting Co., Inc. for the Town Center Structure Demolition (CIP Project No. TC020) totaling \$84,041 (FY23/24 budgeted item within the Town Center Fund).

D. Consideration and possible approval of Job Order #002 with Haydon Companies LLC. for the Wales Ranch Sewer Line Extension (CIP Project No. WW104) in an amount not to exceed \$676,650 and related budget adjustments.

- E. Consideration and possible approval of three items: (1) A budget adjustment totaling \$1,036,987 from Contingency and to the Town Center Streets: Aldecoa Drive, Munoz Street and Summers Place Improvements (CIP Project No. AR050) to true up the total budget programmed for this project as reflected in the Town's five-year Capital Improvement Plan, per the Town's newly adopted budgeting approach for CIP non-priority projects; (2) A budget adjustment to true up the funding required among the three funding sources wastewater, water and roads, which has a net zero impact; and (3) Amendment #03 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 the 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 \$370,605 for a total amended Resolution not to exceed the amount of \$14,196,095.
- F. Consideration and possible approval of Resolution 1587-24 creating Street Light Improvement District Number 143, (No. 2024-015 for Fulton Homes Barney Farms Phase 3).
- G. Consideration and possible approval of Resolution 1588-24 creating Street Light Improvement District Number 164, (No. 2024-014 for Jorde Farms Phase 2).
- H. Consideration and possible approval of Resolution 1589-24 approving the transfer of approximately 3 acres of water service area from the Town of Queen Creek to EPCOR Water Arizona, Inc. and authorizing and directing the Town Manager and Town Attorney to take all actions necessary to carry out the final negotiation, drafting, execution and implementation of the transfer.

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 012 Restaurant Liquor License application submitted by Andrea Dahlman Lewkowicz on behalf of Macayo's Mexican Food located at 24460 E Ocotillo Road, Queen Creek.
- B. Public Hearing and possible action on Cases P23-0020 and P23-0165 Home Depot CUP and Site Plan Amendment, a request from Cassandra Permenter, Scott A Mommer Consulting, to amend the existing Site Plan and for a Conditional Use Permit to accommodate additional display areas, storage areas, and rental equipment, including rental trucks, within the existing parking lot, located within Power Marketplace, east of the southeast corner of Power and Rittenhouse roads.
- C. A CONTINUANCE HAS BEEN REQUESTED ON THIS CASE TO JULY 17, 2024. Public Hearing and possible action on Case P23-0186 Rain Deck Bus Storage CUP, a request from Greg Davis, IPlan Consulting, for Conditional Use Permit approval to allow for the outdoor storage of school buses within the existing fenced property, located north of the Northeast corner of Ellsworth and Rittenhouse 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 (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 No. 834-24, case P23-0185 Queen Creek Industrial Campus a request to Rezone the subject site from EMP-B (General Industrial District) to EMP-B with a PAD Overlay to allow additional building heights up to 120'. The approximate 240-acre site is located at the southeast corner of Crismon and Germann roads.

B. Public Hearing and possible action on Ordinance No. 835-24, Cases P23-0141 and P23-0142 Beckett Power Ranch Rezoning and Site Plan. The request is to Rezone the approximate 16.8 acre site from C-2 (General Commercial) to HDR (High Density Residential) along with Site Plan approval for the development of a 340-unit multi-family development. The subject site is located east of the northeast corner of Germann and Power roads.

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. Discussion regarding nighttime construction for public and private construction projects.

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 action on the Town's FY 2024-25 Tentative Budget of \$723.8M and Request to set the Public Hearing for May 15, 2024 for the Final Budget per requirements under Arizona State Statutes.

13. Adjournment:

I, Maria Gonzalez, do hereby certify that I caused to be posted this 22nd day of April, the Agenda for the May 1, 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.

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.