



AMENDED AGENDA

Queen Creek Town Council Regular Session

Community Chambers, 20727 E Civic Parkway

June 3, 2026 | 6:30 PM

Notice of Regular Meeting and Possible Executive Session of the Town Council:

Pursuant to A.R.S. §§ 38-431.02 and 38.431.03, notice is hereby given that the Town Council will hold a Regular Meeting at the date and time specified above. The Town Council may vote during the meeting to enter into Executive Session for legal advice and discussion with the Town Attorney(s) regarding any item(s) on the agenda. Please note that Executive Sessions are not open to the public.

The Mayor or presiding officer may modify the order of Agenda Items and/or address items in a sequence deemed appropriate. The Town Council and staff may participate in the meeting in person, telephonically, or electronically. Physical access to the meeting space will be available one-hour prior to the meeting start time.

Public Comment:

Residents may submit public comments for any item listed under the consent agenda, public hearing, and final action. Members of the public may also submit comments within the jurisdiction of the Town Council for items not on the agenda during public comment. All comments for this Town Council meeting can be submitted in person or via email to PublicComment@QueenCreekAZ.gov.

Emails received by 5:00 PM the day of the meeting, will be entered into the official record. Comments are limited to one per person, per Agenda Item. Please include your name, address, agenda item and comment of 500 words or less. Comments without identifying name and address will not become part of the written record.

Accessibility:

The Town of Queen Creek is committed to making its public meetings accessible to individuals with disabilities. For special accommodations, please contact the Town Clerk's Office at 480-358-3000 / TownClerk@QueenCreekAZ.gov or the Arizona Relay Service at 7-1-1 at least 72-hours prior to the meeting. Council Meetings are live-streamed and can be viewed at <https://QueenCreekaz.gov/government/watch-town-meetings> by selecting "video" next to the applicable meeting, or by visiting the Town's Ustream account at <https://video.ibm.com/councilmeeting>.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. INVOCATION / MOMENT OF SILENCE Curt McReynolds, Campus Pastor, Christ Church of the Valley Queen Creek

5. COMMITTEE REPORTS

- A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The council will not propose, discuss, deliberate or take legal action on any matter int he summary unless the specific matter is properly noticed for legal action.

6. PUBLIC COMMENT

7. 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 May 20, 2026 Regular Meeting minutes.
- B. Consideration and possible adoption of Resolution #1671-26 amending the Town of Queen Creek Administrative Policies and Procedures Manual for an effective date of July 3, 2026.
- C. Consideration and possible approval for a variance to the \$3 Million single job order limit, in accordance with Procurement Policy Section 5-104, for pre-construction and construction services of the Sierra Vista Drive 12" Water Transmission Main Project, Project # WA298, in an amount not to exceed \$3,800,000. This is a FY26 Budgeted Item.
- D. Consideration and possible approval of the Dark Fiber Services Licenses with MMR Solutions, LLC and Bicentel, LLC d/b/a C3ntro Telecom.
- E. Consideration and possible approval of the Service and License Agreement between the Queen Creek Chamber of Commerce and the Town of Queen Creek in the amount of \$75,000, for Fiscal Year 2026-2027.
- F. Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council and the Town of Queen Creek in the amount of \$43,118 for Fiscal Year 2026-2027.
- G. Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town of Queen Creek in the amount of \$135,000 for Fiscal Year 2026-2027.
- H. Consideration and possible approval of Expenditures over \$75,000 and items that are of Public Policy and Interest, pursuant to Town Purchasing Policy and to authorize the purchase from a new awarded vendor/contract based on the expiration of the current contract and authorize the purchase from another approved vendor/contract based on availability and price. (FY26/27 Budget Items)

The following items are of Public Policy and Interest and are budgeted in FY26/27:

- 1. League of Arizona Cities and Towns - FY27 Annual Membership Dues: \$54,431 (Central Services)
- 2. Mesa Gateway Airport Authority – FY27 Annual Capital Contribution: \$130,000 (Central Services)
- 3. Capital Edge - Government Relations Services: \$36,000 (Central Services)
- 4. Kutak Rock - Government Relations Services: \$70,000 (Central Services)

The following items being requested are budgeted in FY26/27:

- 5. ACRO, Marathon Staffing, Guidesoft Inc.-Knowledge Services – Temporary Staffing Service: \$773,500 (HR- \$7,000, IT - \$100,000, Utilities - \$450,000, Development Services – 12,000, Streets - \$8,000, Traffic - \$50,000, Recreation - \$10,000, Procurement Contingency - \$36,500) (Town-Wide)
- 6. Acken Law LLC, Edwards & Amato PC, Gust Rosenfeld, Christopher Kramer PLLC – Legal Services: \$975,000 (Town-Wide)

7. Commercial Cleaning Services (PBC Phoenix), Hillyard, Brady Industries LLC – Custodial Services, Supplies, and Equipment: \$1,061,000 (Town-Wide)
8. Home Depot, Grainger, Lowes – Maintenance, Repair and Operating Supplies: \$446,500 (Town-Wide)
9. Makinen Professional Services – Public Outreach Services: \$160,000 (Town-Wide)
10. Fleet Fueling, Supreme Oil, and Pilot Travel Center (Tartan Oil LLC) – Fuel Purchases: \$2,600,000 (Town-Wide)
11. Wist, Office Depot, Staples, Amazon Business – Office Supplies, Furniture and Logo Clothing: \$2,543,657 (Town-Wide)
12. Goodmans, Anova Furnishing – Furniture: \$167,000 (Townwide)
13. Visual Graphx, Multi Office Products, BNM dba Minuteman Press, Mesa Print Shop & Design, Kyrene School District, BC Graphics dba Blank Canvas, AZCAL Enterprises dba Fast Signs, Esser Design, Small Giants, Pat Davis Group, Jonathan Price Design, Hackett Advertising dba HAPI, Firebrand Agency Partners – Printing, Graphic Design and Signage Services: \$666,200 (Townwide)
14. Invader Pest Management – Pest Control Services: \$144,000 (Townwide)
15. Maricopa County Library District – FY27 Library Operations IGA: \$2,059,208 (Town Manager)
16. Shums Coda, and Wildan Engineering – Building Plan Review and Inspection Services: \$200,000 (Development Services)
17. Sunrise Engineering, Entellus, Westwood Professional Services, Michael Baker International – Engineering Plan Review Services: \$90,000 (Development Services)
18. Arcosa Aggregates dba SW Rock – Arena Sand for Equine Events: \$84,000 (Economic Development-HPEC)
19. Queen Horse Bedding, Winners Circle, Bay Horse and Klassen – Wood Shavings for Horse Bedding: \$175,000 (Economic Development-HPEC)
20. Plan B – Temporary Labor Services: \$150,000 (Economic Development-HPEC)
21. Christmas Lights Decorators – Downtown Queen Creek Christmas Lights: \$90,000 (Economic Development)
22. Clifton Larson & Allen – Town Audit: \$80,000 (Finance)
23. Infosend – Utility Bill Printing Services: \$245,000 (Communications & Marketing, Finance/Water Customer Services)
24. Public Trust Advisors, LLC – Investment Management Services: \$135,000 (Finance)
25. Harris Computer System – Utility Billing, Mobile and Customer Portal Software License, Maintenance and Support Fees, and Additional Services: \$950,000 (Finance/Water Customer Service, Solid Waste, Utilities)
26. Bound Tree, McKesson Medical Surgical Inc., Safeware, Zoll Medical, Teleflex LLC – Medical Equipment & Supplies: \$376,200 (Fire & Medical)
27. City of Mesa – Fire Dispatch Services: \$560,000 (Fire & Medical)

28. LN Curtis Tools for Heroes, SeaWestern Firefighting Equipment – Personal Protective Equipment, Firefighting Equipment & Supplies: \$644,050 (Fire & Medical)
29. IFC Radios – Radio Maintenance & Repair Services, Firefighting Equipment and Emergency Vehicle Upfitting: \$210,000 (Fire & Medical)
30. East Valley Wellness Center LLC, Heartfit for Duty – Annual Medical Exams Required for Fire Personnel/Cancer Screenings: \$221,000 (Fire & Medical)
31. Town of Gilbert; Hughes Fire Equipment, Velocity, City of Mesa – Fire Apparatus Repairs and Maintenance Services: \$660,000 (Fire & Medical)
32. United Fire; Galls, Skaggs – Fire Uniforms/PPE: \$165,330 (Fire & Medical)
33. EMS Management & Consultants Inc. – Ambo Transport Billing Services: \$122,600 (Fire & Medical)
34. ImageTrend Inc. – Fire RMS Records Management System and Electronic Patient Care Reporting (ePCR): \$75,319 (Fire & Medical)
35. Universal Background Screening, Banner Occupational Health, Concentra, True Results Polygraph Services, Precision Polygraph, Litchfield Tactical LLC, L&D Investigations and Consulting, Jeni McCutcheon Psy D PLLC, Erwin's Investigative Services – Employee Processing Services: \$90,675 (Human Resources)
36. Accela – Annual Support for Accela Civic Platform: \$450,000 (Information Technology)
37. Apple – Apple Computer and iPad Equipment Purchases: \$130,000 (Information Technology)
38. Canon – Lease/Purchases, Service and Supplies for Printers and Copiers: \$150,000 (Information Technology)
39. CompuNet – Artic Wolf-Cybersecurity Management. As-Needed Conference Room Labor and Equipment, Microsoft Licensing: \$575,000 (Information Technology)
40. CDW-G – Annual Adobe Renewal, Starlink Services and Equipment, Misc. Equipment Purchases: \$130,000 (Information Technology)
41. Corporate Technology Solutions (CTS) – As Needed Support and Supplies for Existing Cameras and Door Access: \$155,000 (Information Technology)
42. Code 3 Technologies – Getac Equipment: \$175,000 (Information Technology)
43. Custom Storage LLC CStor/MicroAge – Fees Associated with Secure Access Service Edge platform, HPE Greenlake & Amazon Web Services, and Storage: \$400,000 (Information Technology)
44. Dell Corporation – Dell Hardware Lease Agreements, As-Needed Peripheral Computer Equipment Purchases: \$315,000 (Information Technology)
45. E-Plan – Annual Subscription Renewal and Support: \$200,000 (Information Technology)
46. End Solutions, Technology Integrators, Graybar – As-Needed Cabling Supplies and Cabling Installation Services: \$220,000 (Information Technology)
47. Granicus – Annual Support for Public Records Request System, Email Extractor and the Town's Website.: \$125,000 (Information Technology)

48. Government Jobs/Neogov – Workforce, Learning and Training Management Software: \$145,000 (Information Technology)
49. Hye-Tech - Annual Security Camera & Door Access Equipment Licensing Support, Equipment, Managed Services and Consulting Services: \$270,000 (Information Technology)
50. Info Tech Research Group – Research and Advisory Services: \$200,000 (Information Technology)
51. OpenGov - Annual Support for Work and Asset Management, SeeClickFix Request Management Software: \$345,000 (Information Technology)
52. Questica – Budget Software: \$200,000 (Information Technology)
53. Ron Turley Associates, Inc. – Fleet Maintenance Software Support Renewal: \$153,000 (Information Technology/Public Works)
54. Sentinel – Annual Service Agreements to Cover all of the Town’s Cisco Server and Network and Security Related Equipment: \$1,400,000 (Information Technology)
55. SHI International Corp - Annual Software Support Fees for Network Security, Cloud Collaboration and Storage Services, OpenGov/Procurement and Eproval: \$355,000 (Information Technology)
56. SHI International Corp / Dito – Annual Google Licensing: \$495,000 (Information Technology)
57. Team Fishel, Contractors West, Kimley Horn, CS Construction, Tel Tech – Fiber Design, Repair and Maintenance: \$400,000 (Information Technology/Utilities)
58. TeamDynamix – IT Service Management Platform: \$140,000 (Information Technology)
59. Thin Client – Technical and Support Services: \$300,000 (Information Technology)
60. Tyler Technologies – Annual Support Fees for Town's Financial System (MUNIS, Executime); One-Time Projects; Training Programs: \$265,000 (Information Technology)
61. BSN Sports – Sporting Goods/Equipment: \$125,000 (Parks and Recreation)
62. Miracle Playground, Dave Bang, Play it Safe – Playground Equipment: \$90,000 (Parks and Recreation-Parks Maintenance)
63. Axon – Subscription Services and Equipment Purchases: \$1,600,000 (Police)
64. Brinc – UAV Public Safety System: \$460,000 (Police)
65. City of Mesa – Forensic Lab Services: \$175,000 (Police)
66. City of Mesa – Police Dispatch Services: \$1,600,000 (Police)
67. Flock Safety – ALPR Subscription: \$185,000 (Police)
68. FX Tactical; Universal Police Supply; Curtis Blue Line; Mallory Safety; Galls; Safeware; Aardvark; Skaggs; Applied Concepts, Inc. – Police Uniforms/Body Armor/Police Equipment: \$650,000 (Police)
69. Maricopa County Community College District – Communiversity Facility Annual Lease Agreement: \$180,000 (Police)

70. Motorola – Portable and Mobile Radios and Related Software, Services and Equipment: \$1,209,000 (Police, Fire & Medical, Parks & Recreation-Park Rangers)
71. Power Marketplace – Lease Agreement and Deposit: \$170,000 (Police)
72. ProForce Law Enforcement; San Diego Police Equipment Company; Dooley Enterprises; OTL Firearms; Miwall; Diamondback Police Supply; Curtis Blue Line; Adamson Police Products; Less Lethal, LLC; Aardvark; Sprague's Sports; FX Tactical – Ammunition, Firearms, Less-lethal Platforms/Weapons, Tactical Munitions, & Related Equipment/Supplies: \$750,000 (Police)
73. Reparto Veloce – Motorcycle Repair & Maintenance: \$100,000 (Police)
74. Town of Gilbert – Services for Property & Evidence Academy, and Training: \$125,000 (Police)
75. Versaterm, Inc. – Annual Maintenance for Police RMS: \$450,000 (Police)
76. AT&T – GPS Tracking Service: \$175,000 (Public Works)
77. AZ Fuel Mgmt Specialist LLC, Eaton Sales and Service LLC, Shields, Harper & Co./FuelMaster – Fuel Tank Maintenance, Repairs and Supplies: \$115,000 (Public Works)
78. AZ Truck Pros, Reading Trucks (JB Poindexter & Co), Pride Outfitting, MHQ Outfitters, Simpson Toolbox (Drake Truck Bodies), Arizona Emergency Products – Outfitting Town Vehicles: \$230,000 (Public Works)
79. AWI, Balar Equipment, Bingham Equipment, Day Auto Supply, Colorado Petroleum Products, Courtesy Chevrolet, RWC International, USD Inc, Empire Southwest, United Rotary, Hi-Line Electric, Norwood Equipment, Go AZ Motorcycles, John Deer, Lcal, RDO Equipment, RWC International, Altec LLC, Western Truck Equipment, W. W. Grainger, Colorado Petroleum (dba AZ Petroleum), Caterpillar, Kann Enterprise (Interstate Batteries), Freightliner of AZ, Queen Creek Earnhardt Dodge, Earnhardt Chevrolet – Fleet Vehicle Maintenance, Shop Supplies, Batteries, Tools Parts and Repair Services - Heavy Equipment & Light Duty: \$982,000 (Public Works)
80. C&S Sweeping, Cands Sweeping Services, Clean Sweep Companies, Precision Sweeping – Street Sweeping Services: \$350,000 (Public Works)
81. Climatec – Fire, Security, Communication System Solutions and Maintenance: \$200,000 (Public Works)
82. JVI Arizona LLC (Varitec), HACI Services, Tolin Mechanical – Repair and Maintenance for Chiller Units: \$150,000 (Public Works)
83. Epifini Landscaping, West Coast Arborists, Caballero's Landscaping – Roadside & Municipal Grounds Landscape and Tree Maintenance Services: \$515,000 (Public Works/ Parks and Recreation-Parks Maintenance)
84. EPS Group, Kimley-Horn, Lee Engineering, WSP Environmental and Infrastructure, Inc (Wood Environmental), Y2K, Burgess & Niple, Michael Baker, Dibble & Associates, Logan Simpson, RAS, H2O, Olssen Engineers – Maintenance Studies and Signal Design: \$700,000 (Public Works)
85. Ewing Irrigation, Horizon Distributors, SiteOne Landscape Supply, Target Specialty, URW LLC, Nutrien AG Solutions, Helena Chemical Co., Wilbur-Ellis – Misc. Vegetation, Landscape and Irrigation Management/ Maintenance Supplies & Chemicals: \$295,000 (Public Works/Parks and Recreation-Parks Maintenance/Utilities)

86. CS Construction and Power Tech Contracting – Street Light Maintenance: \$275,000 (Public Works/Parks and Recreation-Parks Maintenance)
87. Hill Brothers Chemicals, Leslie's Pool Supplies, Phoenix Pumps, Superior Pool Products, Penco, Aquafit Chlorination Systems – Pool Chemicals and Supplies: \$125,000 (Public Works)
88. Hunter Guard Rail, Great Solutions Co. – Repairs to Guard Rails Throughout the Town: \$125,000 (Public Works)
89. Interwest Safety Supply, Centerline Supply West – Street Maintenance Supplies, Signage, Posts, Parts, and Repairs \$120,000 (Public Works)
90. Poolside Inc – Pool Maintenance Services: \$300,000 (Public Works)
91. SD Crane, Midstate, Cyclone Doors, Imperial Windows, Ghaster Painting, Continental Flooring, PLG LLC, Progressive Roofing, AWY Holdings (Tempe Mechanical) – General Contracting Work, Electrical, Plumbing and Carpentry: \$850,000 (Public Works)
92. Solar Traffic, Wesco Dba Brown, Clark Transportation, Advanced Traffic, Econolite, CS Construction, Roadway Electric, Fonroche Lighting, Contractors West, Fluoresco Services, Power Tech, Paradigm – Traffic Signal Poles and Components, Electrical Work and Fiber Installation: \$1,300,000 (Public Works)
93. Southern TireMart, Bridgestone Americas Inc, Division of Bridgestone Firestone North, Michelin North America Inc, Goodyear Tire & Rubber Co, Majco LLC – New and Replacement Tires for Town Vehicles and Equipment: \$225,000 (Public Works)
94. Sunbelt (A to Z Equipment), Atlas Toyota, Bingham Equipment, Boyd Equipment – New Equipment for Town Vehicles and Equipment: \$100,000 (Public Works)
95. Superior Protection Services – Security Services: \$340,000 (Public Works)
96. Toter – Residential Trash & Recycle Cart Purchases: \$400,000 (Public Works)
97. VSS Inc, Creative Paving Solutions, Cactus Asphalt, Franklin Striping, AZ Lines, MR Tanner, S&S Paving, Vortex Construction Services, Speedy Striping, ViaSun Corporation, Holbrook Asphalt, Pavement Restoration Inc, Crafcoc Inc, Road Runner, PMI, Ellison Miles, Musgrove Enterprises DBA Sealmaster, Sunland Asphalt, Sunvalley Markings, ALK Asphalt (Phoenix), National Pavement, National Road Maintenance, Morgan Asphalt – Pavement Preservation, Repair, Maintenance and New Facilities: \$7,900,000 (Public Works/Utilities)
98. Larry H. Miller Toyota, San Tan Ford, Courtesy Chevrolet, Tymco – New and Replacement Vehicles: \$2,600,000 (Public Works/Development Services/Utilities/Information Technology)
99. Allchem – Water Quality and Safety: \$300,000 (Utilities)
100. Core and Main, Winwater, Ferguson – Water Distribution Parts, Pipe, Fittings: \$3,500,000 Cumulative (Utilities/CIP)
101. Core and Main – Meters, Meter Fittings and Service for Water: \$3,300,000 (Utilities)
102. Gammage & Burnham – Legal Services: \$200,000 (Utilities)
103. Graybar Electric Company – Electrical Components: \$150,000 (Utilities)
104. Hill Brothers – Water Quality: \$315,000 (Utilities)
105. Industrial Service and Supply – Water Treatment Equipment: \$250,000 (Utilities)

- 106. Instrumentation & Controls – Well Equipment: \$500,000 (Utilities)
 - 107. Legend Technical – Water and Wastewater Laboratory Services: \$175,000 (Utilities)
 - 108. Miscowater dba TW Assoc – Well Equipment: \$200,000 (Utilities)
 - 109. Phoenix Pumps – Water and Wastewater Equipment, Maintenance and Repair Services: \$200,000 (Utilities)
 - 110. PureOps – Chlorinator Parts and Equipment: \$150,000 (Utilities)
 - 111. Pumpman's DBA Southwest Waterworks – Well Maintenance, Repairs and New Construction: \$8,000,000 (Utilities)
 - 112. RDH – Wastewater Flow Monitoring Services: \$200,000 (Utilities)
 - 113. Sunrise Engineering – Engineering Services for Water & Wastewater Distribution: \$500,000 (Utilities/CIP)
 - 114. Western Environmental Equipment Company – Wastewater Equipment: \$100,000 (Utilities)
 - 115. Cintas – Uniform and First Aid Services: \$175,000 (Utilities/Public Works/Parks Maintenance)
 - 116. Cleanview, Stormwater Pros – Sewer and Storm Drain Video Inspection Services: \$175,000 (Utilities/Public Works/Development Services)
 - 117. Swain – Electrical Services: \$10,300,000 (Utilities/ CIP/IT/Public Works)
 - 118. Valleywide Generator Service – Generator Maintenance Service and Repairs: \$230,000 (Utilities / Public Works)
 - 119. Vertech, Hennesy Mechanical Sales – Well Equipment: \$1,030,000 (Utilities/Public Works/CIP)
 - 120. Empire Southwest, Sunbelt Rentals, United Rentals, Herc Rentals, Bingham Equipment, Atlas Toyota, Horizon Distributors – Replacement Equipment, Repair Parts, Tools, Supplies, Pump Equipment and Various Heavy Equipment Rentals, Replacement Equipment - Kubotas: \$371,000 (Utilities/Public Works/Parks & Recreation-Parks Maintenance /HPEC)
- I. Consideration and possible approval to appoint Yolanda Johnson to the Queen Creek Local Public Safety Personnel Retirement (PSPRS) Boards, Fire and Police, for a term of four years commencing June 4, 2026.

8. PUBLIC HEARING CONSENT AGENDA

- A. Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Tae-Ho Kang on behalf of Sushi Neko located at 23670 S Power Road #102, Queen Creek.
- B. Consideration and possible recommendation of approval on a new Series 018 Craft Distiller liquor license application submitted by Kevin Arnold Kramber, on behalf of the Queen Creek Olive Mill located at 24980 S Meridian Road, Queen Creek.

- C. Public Hearing and possible action on Ordinance 892-26, P25-0156 Zoning Ordinance Text Amendment to Section 5.6 (Parking and Loading Standards) providing language allowing revised standards and exceptions to the Town's off-street parking requirements for properties in the Downtown Core (DC) Zoning District.

9. PUBLIC HEARINGS

- A. Public Hearing and possible action on Resolution 1673-26, Case P26-0020 Combs and Gantzel General Plan Amendment, modifying the Town of Queen Creek 2018 General Plan ("General Plan") planning area boundary by removing approximately 489 acres of land area ("land") outside the town's municipal boundaries and located in Pinal county south of Combs Road, east and west of Gantzel Road, an amendment to that certain document known as the Town of Queen Creek 2018 General Plan, and relating to the Combs and Gantzel General Plan Amendment ("amendment") case no. P26-0020.

10. FINAL ACTION

- A. Consideration and possible approval of Ordinance 891-26 to fix, levy and assess the Town's primary property tax for FY 2026-27.
- B. Consideration and possible approval of Resolution 1672-26 approving changes to the financial policies and fiscal governing guidance included with the FY 2026-27 Budget.
- C. Reconsideration and possible approval of acknowledging and affirming "In God We Trust" as the official motto of the United States by adopting and implementing the public display of this national motto prominently in the Queen Creek Community Chambers in one or more locations.

11. ADJOURNMENT