



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
June 21, 2006  
7:00 p.m.

**1. Call to Order**

The meeting was called to order at 7:01 p.m.

**2. Roll Call**

Council Members present: Barney; Mortensen; Vice Mayor Valenzuela and Mayor Sanders. Council Member Coletto-Cohen was out of the country; Council Member Hildebrandt was absent due to a family emergency and Council Member Wootten was on vacation.

**3. Pledge of Allegiance**

Led by Mayor Sanders.

**4. Ceremonial Matters:** Presentations, Proclamations, Awards, Guest Introductions and Announcements.

A. Proclamation – Parks & Recreation Month

Mayor Sanders read a proclamation declaring July as Parks & Recreation Month.

**5. Public Comment:** Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a “Request to Speak Card”, located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

None.

**6. Consent Calendar:** Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

A. Consideration and possible approval of the June 7, 2006 Regular Session Minutes.

B. Consideration and possible approval of purchases over \$10,000.

C. Consideration and possible approval of line item budget reallocations.

D. Consideration and possible approval of **DR06-025**, “Element Homes at Lucia” a request from Logan Powell of Element Homes for design review approval of five standard floor plans

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with three elevations each on a total of 105 lots, zoned R1-12 on approximately 50 acres. The project is located at the northeast corner of Sossaman and Ocotillo Roads.

E. Consideration and possible approval of **DR06-026** “Cresleigh Homes at Hastings Farms, Parcel A” a request from Perlman Architects for design review approval of four standard plans with three elevations each on a total of 136 lots zoned R1-7 on approximately 57.9 acres. The project is located east of Ellsworth and Chandler Heights Roads.

F. Consideration and possible approval of a contract amendment to extend the term of the contract with Mark Vinson for additional architectural design review and current planning case review services.

G. Consideration and possible approval of a contract amendment to extend the term of the contract with Arizona Planning Solutions for additional current planning project assistance.

H. Consideration and possible approval of a contract amendment to extend the term of the contract and increase the contract by the amount of \$37,000 for a total contract of \$110,000 with East Valley Engineering Corp. for additional assistance with engineering plan review.

I. Consideration and possible approval of a contract amendment to extend the term of the contract and increase the contract by the amount of \$15,000 for a total contract of \$50,000 with V3/Landmark Engineering, Inc. for additional case load assistance with engineering plan review.

J. Consideration and possible approval of a contract with Sunrise Engineering for plan review and inspection services for the Building Safety Division

K. Consideration and possible approval of the Final Plat for “Nauvoo Station” a request by Warren Peterson of VIP Homes and Brian Holmes of Holmes Homes. The project is located in the northwest quadrant of Crismon and Ocotillo Roads.

L. Consideration and possible approval of the Final Plat for “Indigo Trails CVS/Pharmacy” a request by Perry Wickens of Queen City AZ CVS, LLC and Douglas J. Kyle of Armstrong Ocotillo Rittenhouse LLC. The project is located in the southeast quadrant of Ocotillo Road and the realigned Rittenhouse Road.

M. Consideration and possible approval of **Resolution 594-06** authorizing the purchase agreement for real property from Tierra Este Trust/Rick W. & Elane R. Palmer (Assessor’s Parcel 304-90-398G and 304-90-399A) for the Cloud Road Basin Project.

N. Consideration and possible approval of **Resolution 595-06** authorizing and directing staff to take all actions necessary to acquire portions of Assessor’s Parcel 304-90-027X and 304-90-027Y for Ocotillo Road right-of-way.

O. Consideration and possible approval of an agreement with Qwest Communications Corporation for \$343,832 for relocation of utilities in conflict with construction of the Ellsworth Loop Road Project.

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P. Consideration and possible approval of a two-year lease with Pooled Resources for use of the facilities at 20776 E. Ocotillo Road as a construction field office.

Q. Consideration and possible approval of the acceptance of the Rittenhouse Road Phase 1 at Power Marketplace improvements.

R. Consideration and possible approval of the acceptance of the Indigo Trails Phase II project improvements.

S. Consideration and possible approval of the acceptance to start the one year warranty period at The Villages Parcels 17 & 18 improvements.

T. Consideration and possible approval of the renewal of Town Media and Graphics Consultant Professional Services Contract with Six Point Integration.

U. Consideration and possible approval of the Final Plat for Victoria PAD Parcels 10,11 & 11A located within the northeast quadrant of Hawes and Ocotillo Roads.

V. Consideration and possible approval of Amendment #1 to the design contract with J2 Engineering and Environmental Design for the Horseshoe Park and Equestrian Centre project (P0400) in an amount not to exceed \$14,644.

\*W. Consideration and possible approval of the biennial appointment of Town Officers.

\*X. Consideration and possible approval of Chair/committee appointments of Town Council members.

Items L & X were pulled for discussion.

**Motion:** Mortensen                      **Second:** Barney

To approve the remainder of the Consent Calendar as presented.

**Vote:** Unanimous

**Item L:** Engineering Manager Leubner stated an error was made in the staff report regarding the zoning designation. He said the proper zoning is Commercial C-2 PAD.

**Motion:** Barney                              **Second:** Valenzuela

To approve Item L.

**Vote:** Unanimous

**Item X:** Council requested this item be continued.

**Motion:** Valenzuela                      **Second:** Mortensen

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To continue Item X – Chair/Committee appointments to the July 19, 2006 Council Meeting.

**Vote:** Unanimous

**PUBLIC HEARINGS AND FINAL ACTION:** If you wish to speak to the Council on an item listed as a Public Hearing or Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

**7. Discussion** on Fire Development Fees.

Community Development Director Condit discussed development fee requirements; assumptions for planned stations & apparatus and projected costs to provide the desired level of service. Mr. Condit stated that the development fee would be used for capital improvements within the category collected for (i.e. fire). Council discussed the Fire/EMS Committee recommendation and asked for clarification. Town Attorney Bisman explained that although the Town isn't currently in the business of providing fire services, a fee can be collected and spent for capital improvements within a reasonable time.

Council discussed new growth vs. existing residents and how to keep the level of service. Interim Town Manager Kross explained that one additional station would be needed for existing residents. He also discussed the possible financing methods including an increase in sales tax; capital financing or possible property tax.

**8. Discussion and** possible approval of a contract in the amount of \$100,842 with Agate, Inc., to construct a 5000 square foot Public Works Shop.

Interim Public Works Director Noble reviewed the study to identify Public Works facility requirements for the Town, including property acquisition, building requirements and capital improvements. He stated an interim building is necessary for the next few years until a permanent structure is built. Mr. Noble also reviewed the bid results and recommendation to award the contract to the low bidder, Agate, Inc. There was discussion on possible uses for the interim building once a permanent structure is complete.

**Motion:** Barney

**Second:** Mortensen

To award Agate, Inc. a contract in the amount of \$100,842 to construct a 5000 square foot Public Works Shop.

**Vote:** Unanimous

**9. Discussion and possible action on Ordinance 359-06 and Resolution 593-06** for the Town of Queen Creek to join the Valley Metro/Regional Public Transportation Authority and designate a board member.

Management Assistant Young gave a presentation on the Valley Metro system and discussed funding, bus service operations and LTAF funds. Mr. Young explained that all participants had equal representation and votes weren't weighted.

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**Motion:** Barney

**Second:** Valenzuela

To approve Ordinance 359-06 and Resolution 593-06.

**Vote:** Unanimous

The meeting was recessed from 7:43 p.m. – 8:03 p.m.

**10. Discussion and possible action** on the approval of a contract award to Talis Construction Corporation for the Sossaman Sewer Phase 1 project in the amount of \$1,656,000.

Interim Town Manager Kross provided background information on the existing Capital Improvement Program for sewer and issues regarding the bid results which came in double the engineer's estimate and effect on the budget allocation for the project.

Interim Public Works Director Noble reviewed the Sossaman Sewer Phase 1 project which will serve two approved subdivisions and the new middle school scheduled to open in 2008. Mr. Noble explained how the sewer project could affect the Sonoqui Wash Project and intersection improvements at Sossaman & Ocotillo Roads. Mr. Noble reviewed the bid results and analysis of higher than expected bids; possible phasing of the project with pros & cons; and the option of rejecting all bids and re-bidding the project. Mr. Noble stated that staff is recommending awarding the bid to Talis Construction as the low bidder and reallocate necessary funds from other wastewater projects. Council discussed the higher than expected costs; geotechnical surveys for soil conditions; and evaluating other sewer projects. Council asked if the Town had worked with the contractor before. Mr. Noble responded yes.

**Motion:** Barney

**Second:** Valenzuela

To award a contract to Talis Construction Corporation for the Sossaman Sewer Phase 1 project in the amount of \$1,656,000.

**Vote:** Unanimous

**11. Public Hearing** on the Final Budget FY06-07.

Interim Town Manager Kross reviewed the highlights of the proposed budget and complemented the teamwork of the Budget Committee and staff. Mr. Kross reviewed the capital infrastructure projects such as the improvement district and library; revenue projections which include an increase in sales tax collections with development revenues staying relatively flat; and increased shared revenue based on increased population. Mr. Kross added that the budget includes funding for the market adjustment recommended in the Compensation & Classification Study. He also discussed debt-finance management in regard to capital improvements and favorable bond ratings.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

**12. Discussion and possible approval** of the Final Budget FY06-07.

