



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
February 15, 2012  
7:00 p.m.

**1. Call to Order**

The meeting was called to order at 7:00pm.

**2. Roll Call** (one or more members of the Council may participate by telephone)

Council Members present: Alston; Barnes; Benning; Oliphant; Wheatley; Vice Mayor Brown and Mayor Barney.

**3. Pledge of Allegiance**

Led by Scout Cole McClure

**4. Invocation:** Pastor Mark Krenz, ONE Community Church

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

- Eagle Scout Recognition – Kimball Jones – unable to attend meeting
- Recognition of the Roots N'Boots 2011-2012 Queens: Codi Ross, Missy Dipper and Ashley Metzger were recognized for representing Roots N' Boots, Horseshoe Park & Equestrian Centre and the Town at rodeo activities across Arizona. Ms. Ross will be the 2012 Roots N'Boots Junior Queen and Ms. Dipper will be Rodeo Queen.
- Recognition of John Kross – newly elected President of Arizona City/County Management Association (ACMA) – Mayor Barney congratulated Town Manager Kross on his election to serve as President of the Arizona City/County Management Association (AMCA). Mr. Kross is also serving as Co-Chair on the Host Committee for the 2012 International City/County Management Association's annual conference being held in Arizona.

**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; CAAG. 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.

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**Council Member Barnes:**

- Maricopa Community Development Advisory Committee (CDAC) February 8, 2012: Presentations on applications for the Small Cities Transportation Assistance Program were given. Queen Creek Development Services Director Condit provided a presentation on Queen Creek's signal project at the intersection of Rittenhouse and Cloud Roads. The Committee did not recommend or fund the project. The Committee also discussed the HOME program and possibility of running a county-wide program instead of individual municipalities. The next meeting is March 21, 2012.

**Council Member Wheatley:**

- East Valley Partnership Emerging Leaders – February 8, 2012: Grady Gammage spoke to the group on civic and community involvement.
- East Valley Partnership Economic Development Committee – February 14, 2012: The Committee discussed wish lists for expanding the Phoenix-Mesa Gateway Airport; career pathways for students; and had an overview of the meeting host A.T. Still School of Dentistry in Mesa.

**Vice Mayor Brown:**

- League Teleconference – February 13, 2012: Vice Mayor Brown reported on the Senate and House Bills being heard regarding the repeal of the fee charged to municipalities to fund the Arizona Department of Water Resources; a bill that would allow a taxpayer to claim a refund for extensive local regulation; the consolidation of election dates to allow only fall elections in even-numbered years and the bill that would require three separate readings of ordinances.

**Mayor Barney:**

- Chandler State of the City Address – February 7, 2012: The address had a centennial theme as Chandler is also celebrating 100 years.
- Phoenix-Mesa Gateway Airport Special Events: A ground breaking ceremony for Able Engineering Company new aircraft maintenance and repair facility was held and construction is expected to be complete in April 2013. Spirit Airlines also celebrated their inaugural flight.
- Passport to Discovery – February 11, 2012: The Town hosted the spring event. Attendance was strong once again.

B. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. 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.

C. Transportation Advisory Committee – February 2, 2012: Ryan Nichols, Committee Chair reported on the meeting. Staff provided overviews on the Design Concept Report

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for Ellsworth Road – Town Center; traffic signal projects and current capital improvement projects. The next meeting is March 1, 2012.

D. Town Center Committee – February 8, 2012: Council Member Oliphant reported on the on-going development of the Façade Improvement Program; uses of banners in Town Center and potential marketing opportunities and the proposed new Banner Health Systems medical office west of the library. The next meeting is March 14, 2012.

**7. 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.

Jennifer Beardslee, San Tan Valley, introduced herself as “Mrs. Queen Creek” and also competing for “Mrs. Arizona”. Ms. Beardslee gave some background information on herself and offered her time and service to the community.

**8. Consent Calendar:** Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of the January 24, 2012 Joint Town Council and Queen Creek Unified School District meeting.

B. Consideration and possible approval of the February 1, 2012 Work Study and Regular Session Minutes.

C. Consideration and possible approval of a Cooperative Purchase Agreement with the City of Scottsdale and CliftonLarsonAllen, LLP, in the amount not to exceed \$37,125 for the year ending June 30, 2012 audit of the financial statements of the Town of Queen Creek.

D. Consideration and possible approval of repairs to the Villages Well in the amount of \$33,577 plus 10% project contingency by the Weber Group, LLC.

\*E. Public Hearing and possible approval of **CU11-077 and SP11-078** “Mountain View Funeral Home”, a request by Steven J. Lewis on behalf of DLC & Associates Business Consulting to operate a funeral home in approximately 5,942 sq. ft. at 21809 S. Ellsworth Rd., in the Queen Creek Village Center, located at the northwest corner of Ellsworth and Ocotillo Roads.

**Motion to approve the Consent Calendar as presented (Brown/Benning/Unanimous)**

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**PUBLIC HEARINGS:** If you wish to speak to the Council on an item listed as a Public Hearing, 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.

*None.*

**FINAL ACTION:** If you wish to speak to the Council on an item listed under Final 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.

**9.** Discussion and possible action on a request from Pinal County for comments on Rezoning Case PZ-011-11 and PAD Amendment PZ-PD-011-11 for rezoning from GR (General Rural) to CB-1 (Commercial) with a PAD overlay on 1.25 acres to construct a church on the southwest corner of Trica Road and Hunt Highway, southeast of the Town of Queen Creek.

Planning Administrator Balmer reviewed the rezoning and PAD amendment request submitted to Pinal County. Mr. Balmer stated that the property was currently zoned General-Rural and the request is to rezone it to Commercial. He added that the property is outside of the Town limits but within the General Plan Area and is identified as low-density residential and the Pinal County Comprehensive Plan shows it as low-density residential. Mr. Balmer reviewed the proposed project phases for a church office and new building. He discussed issues of concern that include the wide range of uses allowed in the CB-1 zoning classification; churches are allowed in residential zoning districts and the property is located in an area designated as low-density residential.

Mr. Balmer reviewed the staff recommendation to allow the building setback modification and deny the rezoning request.

Dean Schifferer, construction engineer and architectural consultant representing the applicant, discussed other uses possible for the property if not used for a church in the future and removing the high-intensity uses from the application.

Mark Krenz, Pastor of ONE Community Church, reported on the neighbors support for the request at the neighborhood and county meetings. He explained the purpose of the commercial rezoning request and proposed use of the existing building for church offices and small meetings. Mr. Krenz stated that the property does have limitations but could be used as leverage for a larger property if it had commercial zoning.

Council discussed previous rezoning requests in the area and consistent comments on the low-density residential classification

**Motion to forward a letter to Pinal County Board of Supervisors requested Case PZ-011-11 be denied and PZ-PD-011-11 be amended to approve the requested**

**PAD building setbacks while retaining the existing GR (General Residential) zoning** (Brown/Benning/Unanimous)

**10.** Discussion and possible approval of a request to serve distilled alcohol beverages at the Roots N'Boots Rodeo at Horseshoe Park and Equestrian Centre.

Economic Development Director Cott reviewed the request by Friends of Horseshoe Park to serve distilled alcohol at the Roots N'Boots Rodeo. Ms. Cott stated that the Town holds a Government License for Horseshoe Park and has a policy that approved by Council that the serving/sale of distilled alcohol must be approved by Council. The Friends have a sponsor secured - Pendleton Whiskey, which is a popular rodeo sponsor. Ms. Cott reviewed the proposal that includes professional liquor servers, bartenders, and security plan including professional security and MCSO security; and sales and consumption of liquor in designated areas only. Council asked if there were any issues from last year's event. Ms. Cott responded no.

Fred Brittingham, representing Friends of Horseshoe Park provided additional detail on the designated areas of the covered arena where alcohol will be sold/served, including security points at entrances and exits. The plan also implements a cut-off time similar to football or other events. The proposed start time is no earlier than 5pm – and possibly later. Mr. Brittingham pointed out that the Family Rodeo events will have no alcohol available. He also provided additional information on the professional staff for bartending and serving and the security plan.

There was some discussion on the relationship and support of Friends of Horseshoe Park and Horseshoe Park & Equestrian Centre.

**Motion to approve the request to serve distilled alcohol beverages in addition to beer at the Roots N'Boots Rodeo at Horseshoe Park & Equestrian Center March 30 – April 1, 2012** (Brown/Benning)

**VOTE: 6 – 1** (Wheatley)

**MOTION PASSED**

**11.** Discussion and possible approval of a Special Event Liquor License for the Roots N'Boots Rodeo at Horseshoe Park and Equestrian Centre.

Economic Development Director Cott reported that this item was related to the previous agenda item requesting approval to serve distilled alcohol beverages at the Roots N'Boots Rodeo. Ms. Cott explained the requirements for Special Event Liquor License specifically that it is temporary and the non-profit organization listed on the application must receive at least 25% of the proceeds. Friends of Horseshoe Park will be receiving 100% of the proceeds.

Ms. Cott discussed some of the benefits to the Town of having a Special Event Liquor License approved for the Roots N'Boots Rodeo: 1) Friends of Horseshoe Park would be operating under their own license; 2) liability insurance would be required; 3) higher

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revenues for Friends of Horseshoe Park. Council asked if the Town's liability would be reduced with the Special Event Liquor License and liability insurance. Town Attorney Bisman responded yes.

Ms. Cott also reviewed the sales and security plans. Council discussed fundraising opportunities for Friends of Horseshoe Park.

**Motion to approve the Special Event Liquor License for the Roots N'Boots Rodeo at Horseshoe Park & Equestrian Centre submitted by the Friends of Horseshoe Park (Brown/Benning)**

Council Member Wheatley stated that she respects all that Friends of Horseshoe Park does and her only concern with the application was that distilled alcohol would be sold.

**Vote: 6 – 1 (Wheatley)**  
**MOTION PASSED**

**ITEMS FOR DISCUSSION:** These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

*None.*

**12. Motion to adjourn to Executive Session:** The Council may reconvene the Executive Session for any of the items listed on the Executive Session Agenda.

*None.*

**13. Adjournment**

**Motion to adjourn the Regular Session at 8:10pm (Alston/Brown/Unanimous)**

TOWN OF QUEEN CREEK

\_\_\_\_\_  
Gail Barney, Mayor

Attest:

\_\_\_\_\_  
Jennifer F. Robinson, MMC

I, Jennifer F. Robinson, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the February 15, 2012 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

\_\_\_\_\_  
Jennifer F. Robinson, MMC

Passed and approved on February 15, 2012.