



**Minutes**  
**Work Study Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
April 5, 2006  
5:30 p.m.

**1. Call to Order**

The meeting was called to order at 5:30 p.m.

**2. Roll Call**

Council Members present: Barney, Coletto-Cohen, Hildebrandt, Holloway, Valenzuela, Vice Mayor Wootten and Mayor Feldman-Kerr.

**3. Motion to adjourn to Executive Session**

A. Pursuant to A.R.S. §38-431.03(A)(7) the Council may vote to go into Executive Session for discussion or consultation with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

B. Pursuant to A.R.S. §38-431.03(A)(4) the Council may vote to go into Executive Session for discussion or consultation with the Town's attorney's for legal advice and in order to consider the Town's position and instruct its attorneys regarding its position regarding contracts that are the subject of negotiations: Development Agreements with Vestar and Westcor.

C. Pursuant to A.R.S. §38-431.03(A)(3) and (A)(4) the Council may vote to go into Executive Session for discussion and consultation for legal advice and to consider the Town's position and instruct its attorneys regarding the Town's position in regard to contracts regarding flood control that are the subject of negotiations. (property located in Pinal County).

D. Pursuant to A.R.S. §38-431.03(A)(3) and (4) the Council may vote to go into Executive Session for discussion and consultation with the Town's attorney for legal advice and to consider the Town's position and instruct its attorney regarding a pre-annexation agreement for the Borgata development.

E. Pursuant to A.R.S. §38-431.03(A)(3) and (4) the Council may vote to go into Executive Session for discussion and consultation with the Town's attorney for legal advice and to consider the Town's position and instruct its attorney regarding Williams Gateway Airport.

**Motion:** Coletto-Cohen

**Second:** Hildebrandt

To adjourn to Executive Session at 5:31 p.m.

**Vote:** Unanimous

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The Work Study reconvened at 7:09 p.m.

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

**4. Discussion on DR06-022** Nicholas Homes at Villagio (formerly Mira Ranch PAD) for six standard floor plans with three elevations each.

No discussion.

**5. Discussion on TA01-06** Text Amendment for Lot Coverage, a request by the Town of Queen Creek for an amendment to the Town of Queen Creek Zoning Ordinance to modify the definition of lot coverage (Appendix A: Definitions) and revise lot coverage standards in some Zoning Districts (Article 4, Table 4.7-2).

No discussion.

**6. Adjournment**

**Motion:** Wootten

**Second:** Barney

To adjourn the Work Study Session at 7:10 p.m.

**Vote:** Unanimous

Jennifer F. Robinson, CMC

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TOWN OF QUEEN CREEK

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Wendy Feldman-Kerr, Mayor

Attest:

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Jennifer F. Robinson, CMC

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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 April 5, 2006 Work Study Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

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Jennifer F. Robinson, CMC

Passed and approved on April 19, 2006.