



**Minutes**  
**Work Study Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
April 19, 2006  
5:30 p.m.

**1. Call to Order**

The meeting was called to order at 5:31 p.m.

**2. Roll Call**

Council Members present: Coletto-Cohen, Hildebrandt; Holloway; Valenzuela; Vice Mayor Wootten and Mayor Feldman-Kerr. Council Member Barney was attending the APA Conference.

**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.

**Motion:** Coletto-Cohen

**Second:** Valenzuela

To adjourn to Executive Session at 5:32 p.m.

**Vote:** Unanimous

The Work Study Session reconvened at 6:25 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. Presentation** on Fire Development Fee by Chris Cullinan of TischlerBise.

Chris Cullinen, of TischlerBise, the Town's consultant, gave an update on the fire development fee study. Mr. Cullinen reviewed service assumptions – non-development vs. new development funded stations/equipment and levels of service. Mr. Cullinen also reviewed the fire development fee cost summary and proposed residential and non-residential fee schedule.

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Council asked about the total number of stations at buildout. Mr. Cullinen responded that the time of build-out was speculative and it was best to tie the number of stations to the five-year CIP. Council also for additional information about the “year 20” impact on level of service. Mr.Cullinen said that a re-evaluation would be necessary. Council asked if there was a legal opinion from the attorneys on the Town being in the fire service. Kelly Lewis, of Mariscal, Weeks, McIntyre and Freidlander, representing the Town, stated that the Town was in the business of acquiring properties and equipment for fire service and this was sufficient to allow development fees. A question regarding fire districts was made, with staff stating that further research would be required.

**5. Discussion** on a possible cell tower by Cingular Wireless on town-owned property at the northeast corner of Chandler Heights and Sossaman Roads.

Assistant Town Manager Kross reviewed a proposal by Cingular Wireless to place a cell tower at the northeast corner of Chandler Heights and Sossaman Roads, that is the location of a future park and adjacent to a large lot neighborhood. Mr. Kross added that the park would be masterplanned soon. The proposed cell tower would be a “stealth tower” which could be disguised as a water tower or windmill (examples). Possible locations were discussed. Council requested that adjacent residents have input on cell tower design and that possible cell tower locations need to be included in park planning.

**6. Discussion** on a temporary extension of Germann Road to connect it with Rittenhouse Road west of Sossaman Road.

Interim Public Works Director Noble gave an update on the expected May 15 closure of Rittenhouse Road and effect on east/west traffic flow. Mr. Noble reviewed the plan for the temporary connection of Germann Road to Sossaman Road until the realigned Rittenhouse Road intersection was complete. Council asked if the construction for the temporary connection would close Sossaman Road at any time and Mr. Noble responded no.

**7. Adjournment**

**Motion:** Valenzuela

**Second:** Coletto-Cohen

To adjourn the Work Study Session at 6:50 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 19, 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 May 3, 2006.