



Minutes
Work Study and Possible Executive Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
May 17, 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.

Motion: Valenzuela **Second:** Coletto-Cohen

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

Vote: Unanimous

The Work Study Session reconvened at 5:55 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 Williams Gateway Airport Joint Powers Authority and adding Phoenix as a partner.

Lynn Kusy, Executive Director of Williams Gateway Airport Authority, gave an update on the relationship between Williams Gateway Airport and Phoenix Airport and the City's desire to become a member of WGA-JPA. Mr. Kusy reviewed the initial capital contribution and annual contributions for the first five years. Mr. Kusy stated that Mesa, Phoenix, Gila River Indian Community and Gilbert have approved adding Phoenix as a partner.

5. Discussion and presentation on Town of Queen Creek crime statistics for 2005.

Public Safety Coordinator LaFortune reviewed the 2005 crime statistics and 05/06 service levels. Mr. LaFortune said the statistics showed an overall low crime rate and that additional services would begin June 2006.

6. Discussion on the Early Start Program.

Interim Public Works Director Noble gave background information on the current Early Start Program and problems experienced including safety, fire suppression (water availability), public infrastructure and completion of the on & off-site improvements. Mr. Noble explained that in February 2005 a full-time inspector dedicated to the Early Start Program was hired and implemented informal guidelines while staff continually worked with developers, builders and the Homebuilders Association of Central Arizona. A formal agreement is being proposed that implements a plan to prevent problems associated with early starts. This agreement would be a recorded document and disclosed to homebuyers. Discussion was in regard to the enforcement of the agreement and providing a rating of builders based on early start violations that would be available.

7. Discussion on an Intergovernmental Agreement with Queen Creek Unified School District related to the Administration of Building Codes.

Interim Building Official Street gave background information the proposed IGA exempting Queen Creek School District from certain plan review and inspection requirements of the Town. Mr. Street added that the Mesa and Gilbert School Districts have similar IGA's. Mr. Street discussed the benefits of third party services for large projects including cost savings in time and materials.

Mike Gross, representing the Queen Creek School District, provided additional information on Mesa and Gilbert's IGA's.

8. Discussion on **DR06-002** "VIP Homes at Nauvoo Station" (formerly Emperor Estates at Heritage Town Center), a request by Warren Peterson of VIP Homes for design review approval of eleven (11) standard floor plans with three (3) elevations each on a total of 347 lots zoned R1-6 and R1-8 within a 182 acre community located north of Ocotillo Road, south of Queen Creek Road and northeast of the Union Pacific Railroad.

Planner Ramos gave an initial introduction of the proposed elevations, stating that staff is working with the applicant on lot fit for some models.

9. Adjournment

Motion: Valenzuela

Second: Barney

To adjourn the Work Study Session at 6:50 p.m.

Vote: Unanimous

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Jennifer F. Robinson, CMC

TOWN OF QUEEN CREEK

Arthur M. Sanders, Mayor

Attest:

Jennifer F. Robinson, CMC

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 May 17, 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.

Jennifer F. Robinson, CMC

Passed and approved on June 7, 2006.