



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
May 16, 2012  
7:00 p.m.

**1. Call to Order**

The meeting was called to order at 7:03pm.

**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 Council Member Alston

**4. Invocation:** Pastor Aaron Pennington – Central Christian Church – Queen Creek

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

A. Proclamations: National Public Works Week  
Foster Care Month

B. Reception for Council Member John Alston

Mayor Barney acknowledged Council Member Alston's resignation effective May 17<sup>th</sup> and thanked him for serving the past two years on the Town Council. Mayor Barney presented him with a pottery vase.

The meeting was recessed from 7:10 -7:20pm.

**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.

Central Arizona Association of Governments (CAAG) – Council Member Benning attended the May 9<sup>th</sup> meeting. The Board discussed the Strategic Planning and Annual Meeting scheduled for June 20 & 21<sup>st</sup>; heard a presentation from Arizona Department of Transportation (ADOT) on transportation infrastructure and decreased funding affects; and Marana's proposed 208 Amendment to build wastewater treatment plants. The next meeting is scheduled for June 21, 2012.

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Phoenix-Mesa Gateway Airport (PMGA) – Mayor Barney reported the passenger count for March was the highest on record; the Board approved amendments to the weighted voting agreement and it will be brought to the Town Council for approval in the future; and the approval to an increase in the AMPCO parking system contract along with three on-call engineering contracts. The next meeting is scheduled for June 2012.

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 – May 3, 2012: Committee Chair Ryan Nichols reported on the committee recommendation regarding traffic calming for new developments; discussion on grant opportunities for pedestrian railroad crossings and discussion on vacating roadways and regional transportation projects. The next meeting is June 7, 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.

Derek Arnson, 663 N. Navajo, San Tan Valley, introduced himself and announced he was a candidate for the Pinal County Sheriff.

**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 May 2, 2012 Work Study and Regular Session Minutes.

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

**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.*

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**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 approval of a contract with Phoenix Commercial Advisors for Commercial Real Estate Broker services.

Economic Development Director Doreen Cott provided a summary of the Request for Proposal for a Commercial Real Estate Broker; review of proposals received and recommendation for approval of a contract with Phoenix Commercial Advisors.

Zach Pace and Greg Laing, representing Phoenix Commercial Advisors, presented information on the company and examples of tenant representation as well as landlord/developer representation, specializing in retail and entertainment.

Mr. Pace said the Town's parcel is ideal for entertainment such as a theatre and additional restaurants. Council asked for clarification on the focus of theatre/entertainment. Mr. Pace explained that bowling opportunities are limited but the company is working on bringing an entertainment center concept from Dallas into Arizona. Council asked if the acreage was adequate for that use. Mr. Pace responded yes and that smaller theatres are being built.

Mr. Laing added that the size and shape of the property could also be suitable for some type of multi-family use based on the existing retail space in Queen Creek.

**Motion to approve a contract with Phoenix Commercial Advisors for Commercial Real Estate Broker services for the Town owned parcel in the Town Center (Wheatley/Alston/Unanimous)**

**10.** Discussion and possible action on directing staff to apply for Local Transportation Assistance Fund (LTAF) II Funds for a transit planning study.

Planning Division Manager Troy White presented an opportunity to apply for LTAF II funds in the amount of \$76,000 for a transit planning study. Mr. White stated there would be no match required from the Town. He also reviewed what could be included in the scope of work and stated that if awarded funds, a contract would come back to Council for approval at a future meeting.

**Motion to authorize staff to apply for LTAF II funds to conduct a transit planning study (Brown/Benning/Unanimous)**

**11.** Discussion and possible approval of the continuation of the Queen Creek Incubator program.

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Economic Development Specialist Kim Moyers reviewed Council's March 21, 2012 direction to staff to continue the QC Incubator through the end of the building lease and develop alternatives for continuing or ending the program at that time.

Russ Yelton, President/CEO of NACET, provided information on how incubators came to be and the various types of incubators. Mr. Yelton commented that the QC Incubator has a good criteria requirement and appears to be successful. He did recommend that a mentor program be implemented and set goals for the program.

Ms. Moyers presented four alternatives for consideration:

- End the QC Inc. program
- Continue as established with same tenant criteria
- Continue program with a tenant criteria variation
- Conduct a feasibility study for different type of incubators

Council asked whether there was any discussion on what worked and what didn't with the current program. Ms. Moyers said yes and a mentoring program and additional training was discussed. Council asked for additional information on a mentoring program. Ms. Moyers explained that professionals would come in from various fields.

Council also asked for information on possible locations for the QC Inc. once the lease on the existing space expires. Ms. Moyers discussed possible locations and costs associated with each. Those locations include the vacant Parks & Recreation building; stay in existing location; elsewhere in the Town.

Council wanted to know what the relationship would be between the QC Inc. and Chamber of Commerce if the program were continued. Ms. Moyers responded that the Chamber is the anchor tenant and provides staffing for the incubator.

Council discussed the estimated tenant improvement costs of \$75,000 for the Parks & Recreation Building; costs to operate the building annually; and identifying the program as a need vs. want program for the community. Ms. Moyers stated that an improvement list was developed that can be used based on any budget allocation. There was additional discussion on conference room needs; investing in businesses and costs to keep the Parks & Recreation Building closed. Mr. Kross replied that the annual payment is \$21,000. Mr. Flynn stated that funds are available in the Town Center Fund and general operating budget.

**Motion to continue the QC Inc. program as established and direct staff to evaluate program locations specifically the Parks & Recreation Building (Oliphant/Alston)**

Additional discussion was in regard to continuing the program without a specific cost of improvements. Ms. Moyers responded that staff can bring back the specific costs for improving the Parks & Recreation Building. Council also asked staff whether there was interest from others for using the building. Mr. Flynn responded that there has been interest but nothing has materialized.

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**Vote: 5 – 2 (Brown/Wheatley)  
Motion Passed**

**12.** Discussion and possible approval of the FY12-13 Tentative Budget and set the Public Hearing for June 6, 2012 for consideration of the Final Budget.

Town Manager John Kross presented the FY12-13 Tentative Budget of \$59.8 million as recommended by the Budget Committee and staff. Mr. Kross explained that the tentative budget sets the ceiling for expenditures and the public hearing and adoption of the Final Budget is scheduled for June 6, 2012.

Mr. Kross provided a few highlights of the proposed budget including a much smaller fiscal gap than previous years which has been closed with cost savings in other areas. He also stated that healthcare costs are unpredictable and needed a cost adjustment and the Town would be moving to a hybrid approach for ground maintenance and fleet services. Also as part of the budget several projects were recommended including land acquisition for Trails; Town Center sidewalks; Queen Creek Wash improvements; Emergency Operations Center funding and website redesign. The Budget Committee also recommended that 1.5% of the 6.25% pay reduction that occurred three years ago be restored.

Assistant Town Manager Patrick Flynn provided additional information on the healthcare coverage costs and reported that sales tax continues to decline as well as development fees which are also restricted. Mr. Flynn added that property tax revenue is also declining based on reduced property valuations.

Vice Mayor Brown – Chair of the Budget Committee thanked staff and the Committee for their work preparing the budget.

**Motion to approve the FY12-13 Tentative Budget as proposed by the Town Manager and recommended by the Budget Committee and set the Public Hearing on the budget for June 6, 2012 at 7:00pm in the Town Hall Council Chambers (Wheatley/Oliphant/Unanimous)**

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

**13.** Presentation and discussion on repair recommendations for the Ocotillo Road Bridge.

Public Works Division Manager Troy White introduced Bryan Gramaldi, of Premier Engineering.

Mr. Gramaldi provided data on the bridge construction, condition, monitoring of cracking and repairs as a result of a one-year monitoring program requested by Maricopa County Department of Transportation (MCDOT). Mr. Gramaldi said the findings of the monitoring showed no new major cracks and the bridge appears to be releasing

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stresses on its own by expanding & contracting. Mr. Gramaldi stated the bridge is safe and can carry normal traffic loads.

**14. Presentation on 2011 Crime Statistics.**

Emergency Management Coordinator Joe LaFortune introduced MCSO Chief Frank Munnell and Capt. Dante Proto. Mr. LaFortune reviewed the 2011 service levels and response times.

Capt. Proto provided detailed analysis and discussed the continued trend of increased shoplifting and the strong working relationship between MCSO and crime prevention personnel in the retail businesses. Chief Munnell provided additional information on the crime statistics.

**15. 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.*

**16. Adjournment**

The meeting was adjourned at 9:12pm.

TOWN OF QUEEN CREEK

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Gail Barney, Mayor

Attest:

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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 May 16, 2012 Regular 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, MMC

Passed and approved on June 6, 2012.