



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
July 18, 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: Barnes; Brown; Gad; Oliphant; Wheatley; Vice Mayor Benning and Mayor Barney.

**3. Pledge of Allegiance:** Led by Mayor Barney

**4. Invocation:** A moment of silence was held.

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

A. Ceremonial Oath of Office – Council Member Jason A. Gad

Mayor Barney provided information on the resignation of former Council Member John Alston and the review/interview process that resulted in the unanimous appointment of Jason Gad for the remainder of the term. Mayor Barney stated that Council Member Gad had previously taken the official oath of office and then proceeded to perform a ceremonial oath of office.

B. Eagle Scout Recognition – Josh Rapisura

Mayor Barney recognized Eagle Scout Josh Rapisura from TEAM #6610 for his Queen Creek Wash interpretive sign project. He coordinated 65 volunteers and spent 124 hours on the project.

C. GFOA Award presentation to Sam McPike, Budget Administrator

Mayor Barney presented Budget Administrator Sam McPike with the GFOA Distinguished Budget Presentation Award for 2011-2012 budget book. The Town has received this award for seven years in a row.

**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

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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 Governments (CAG) – Vice Mayor Benning attended the June 21-22 Strategic Planning Session.

Central Arizona Governments Regional Council (CAG) – Vice Mayor Benning attended the June 22 meeting at which the CAG FY13 budget was adopted as well as amendments to the 208 Areawide Water Quality Management Plan relating to the Town of Marana and a resolution supporting the Town of Florence's position on the Florence Copper project. The Council also discussed the CAG Regional Transportation Plan and new CAG website. The next meeting is September 26, 2012.

Pakistani Information and Cultural Organization (PICO) – Vice Mayor Benning attended the annual dinner and reported on some of the volunteer projects the group has done in the area.

Maricopa Association of Governments Regional Council (MAG) – Mayor Barney attended the June 27 meeting. The Council elected officers to the MAG Regional Executive Committee – Mayor Barney was one of the new officers elected. The Council also had a presentation on the Municipal Aging Services Project Toolkit. The annual MAG Desert Peaks Awards ceremony was held after the meeting and Queen Creek received a joint award in the Public Partnership and Regional Partnership categories. The next Board meeting is July 25, 2012.

Maricopa Association of Governments Executive Committee (MAG) – Mayor Barney reported that appointments to the Economic Development Committee and appointment of officers for several MAG committees were made; discussion was held on supporting a high speed rail project in California (XpressWest) and a resolution supporting the Arizona/Mexico border on trade opportunities. The next Board meeting is September 17, 2012.

Phoenix-Mesa Gateway Airport Authority – Mayor Barney reported on the July 16 Board meeting. Updates were given on from Allegiant Airlines and from airport staff on the West Terminal. The Board approved a design contract for Phase III of the Ray Road economy lot and a construction contract for the completion of additional airplane parking spaces. Mayor Barney also reported that he was appointed Secretary of the Board for the next year. He announced that Spirit Airlines will offer service to Chicago. The next meeting is September 17, 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.

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Maricopa County Library District presentation: Jeremy \_\_\_\_\_ representing the Maricopa County Library District provided some key data from a grant supported study called “Orangeboy”. The Queen Creek Library data presented included a breakdown of usage of materials, customer satisfaction and virtual users (E-books). This data helps the District allocate resources/materials and activities to the library. He also announced that the Maricopa County Recorder’s Office will be placing a kiosk at the library so that residents can record documents without leaving town. The District also reduced the charge for Pinal County residents from \$50/year to \$25/6-months with a result of increased cards purchased. Changes to the Summer Reading Program were briefly discussed.

C. Economic Development Commission – June 27, 2012: Council Member Barnes reported on the presentation by David Valenzuela with Phoenix-Mesa Gateway Airport; Town’s marketing efforts and review and discussion of the draft Economic Development Strategic Plan that was recommended for approval. The next meeting is August 22, 2012.

D. Town Center Committee – July 11, 2012: Council Member Gad reported on the Committee’s review and recommendations of three Façade Improvement applications; discussion on the Town Center Work Plan for FY12/13 and presentation by Bill Smith of Banner Health on parking requirements of other communities compared to Queen Creek’s. The next meeting is August 8, 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.

None.

**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 June 6, 2012 Work Study and Regular Session Minutes.

B. Consideration and possible approval of the June 20, 2012 Work Study and Regular Session Minutes.

C. Consideration and possible approval of the June 28, 2012 Special Session Minutes.

D. Consideration and possible approval of Expenditures over \$25,000.

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E. Consideration and possible approval of an Agreement with the Friends of Horseshoe Park to produce the 2013 Roots N' Boots Queen Creek event.

F. Consideration and possible approval of a Salt River Project (SRP) "Overhead and Underground Power Distribution Easement" located at the southeast corner of Queen Creek Road and Crismon Road.

G. Consideration and possible approval of an Amendment #1 to the Custodial Services Contract with J & J Janitorial Services in an amount not to exceed \$90,000 for FY2012/2013 janitorial services.

H. Consideration and possible approval of the appointment of Jason Buche, Debra Woods, Larry Hoel and Bill Smith and the reappointment of Chris Webb, Nancy Diab, Monica O'Toole, Shane Randall, Barbara Khalsa and Marquis Scott to the Town Center Committee.

I. Consideration and possible approval of the appointment of Kenn Burnell and W. Alan Turley and the reappointment of Chris Clark, Gregory Arrington and Richard Turman to the Transportation Advisory Committee.

**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.

**9.** Public Hearing and possible action on **TA12-033/Ordinance 515-12** a request from Debbie Oleskow on behalf of ALB Industries for approval of a text amendment to Article 6.16, Paragraph 7, Temporary Real Estate Signs of the Zoning Ordinance regulating the use of temporary real estate signs by homebuilders.

Planning Manager Wayne Balmer reviewed the Council's previous approval of replacing the weekend directional signs with sign kiosks in November 2011. Homebuilders participated in the sign kiosks but found that the lack of subdivision directional signage made it difficult for buyers to find the model homes. Mr. Balmer reviewed briefly homebuilder signage plans from the Town of Gilbert and City of Maricopa. He then reviewed the proposed text amendment to create a home builder sign plan for new subdivisions that would include on & off-site directional signs, model home signage and flagpoles. Mr. Balmer provided the specific quantity of signs and height/size of signs and flagpoles. Council asked for clarification on whether sail flags would be allowed. Mr. Balmer responded that builders want a nice looking, long-lasting flag.

Council discussed the potential number of flags per model home complex and concerns with a large number of flags along the roadway. Mr. Balmer explained that each builder would submit a sign package that would be reviewed, thus specific locations of flags

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locations aren't specified in the text amendment. He added that model home directional signs help direct customers to the parking area and model homes.

Dennis Webb, representing Fulton Homes, explained that Fulton Homes embraced the kiosk signs but found that Queen Creek was too restrictive on other signs and there is a need to draw more homebuyers to Queen Creek. He provided additional information on the proposed flag banners, including height & size and durability of flags.

The Public Hearing was opened.

Jackson Moll, representing the Homebuilders Association, stated that signage options are critical to homebuilders and believes the proposed text amendment will allow the Town to take advantage of the current market conditions and requested Council's approval.

The Public Hearing was closed.

Council discussed the Church Farm subdivision and the potential number of flags and signs depending upon the number of homebuilders within the development and duration of construction over many years.

Council asked that Jason Barney come forward and speak to the Council about the potential signage for Church Farms.

Jason Barney, representing Landmark Development, said he would have to defer to homebuilders but stated he didn't think homebuilders/developers would want a cluttered appearance but a balance of signage to draw the buyers into the subdivision.

Council discussed setting spacing standards for flags and signs. Mr. Balmer responded that staff would work with each homebuilder.

Debbie Oleskow, representing ALB Industries, addressed Council's concerns with the placement of flags and explained that they would be placed on property owned by the builder/developer.

Council asked Town Attorney Scott Holcomb whether one builder could deed property over to another builder for the purpose of placing flags/signs. Mr. Holcomb responded that they could but when a builder submits a sign package plan, it would be approved for that builder only and only for the appropriate number of signs.

Ms. Oleskow further explained the process of determining the number of flags and signs in the proposed amendment.

Council discussed increasing the spacing between signs to help keep Queen Creek unique and avoiding excessive signage and flags while being flexible with different types of developments. Discussion also discussed the discrepancies between signs allowed for homebuilders and businesses.

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Town Manager John Kross said that with the amount of feedback from Council, staff could develop additional exhibits for the proposed amendments.

Additional comments were made on Town staff oversight on sign package approval including location and number of signs.

Mr. Holcomb clarified his previous answer on deeding property and said that flags would only be allowed at a model home complex.

Mr. Kross recommended also bringing back to Council a definition for "model home complex".

Mr. Balmer stated that additional exhibits and text could be brought back at the August 15, 2012 Council meeting.

**Motion to continue TA12-033/Ordinance 515-12 to the August 15, 2012 Council Meeting (Brown/Benning/Unanimous)**

**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.

**10. Discussion and possible action on tenant improvements to the Parks & Recreation Building for the transition of the Queen Creek Business Incubator Program (QC Inc.).  
(Continued at the June 20, 2012 meeting)**

Public Works Division Manager Troy White provided slides showing the current interior conditions of the Parks & Recreation building and discussed the recommended improvements and repairs to the conference room, reception area, proposed location for the Queen Creek Chamber of Commerce and wall & ceiling repairs.

Mr. White provided three options and costs for consideration.

A. \$40,000 – includes I.T. equipment/set-up; carpeting of common areas; renovation/expansion of reception area; signage and contingency of 10%.

B. \$55,000 – includes I.T. equipment/set-up; carpeting of common areas; renovation/expansion of reception area; signage; *conference room expansion; wall repairs and contingency of 10% - Staff recommends this option.*

C. \$70,000 - includes I.T. equipment/set-up; carpeting of common areas; renovation/expansion of reception area; signage; *conference room expansion; wall repairs; new flooring in work room; small training room; additional furniture for common area; additional technology equipment for conference & training room and contingency of 10%.*

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Council Member Barnes declared a potential conflict of interest and stepped down from the dais.

Council discussed the current condition of the building and the need for improvements since the Chamber does represent the Town for tourism and economic development.

Council asked about access to the building from Ellsworth Loop Road and parking signage/designation. Mr. White responded that Ellsworth Loop Road access had not been discussed yet but there has been discussion on the designated parking spaces and signage for patrons of the Chamber and QC Inc. Council briefly discussed additional improvements to the conference room.

**Motion to approve \$55,000 (Alternative B) from the Town Center Municipal Fund for the improvements needed to transition the Queen Creek Incubator program to the vacant Parks and Recreation Building (Oliphant/Gad)**

**Vote: 4 – 2 (Brown/Wheatley)  
Motion Passed.**

Council Member Barnes returned to the dais.

**11.** Discussion and possible action to begin the statutory 60-day Public Agency Comment Period for the 2012 Major General Plan Amendment applications.

Planning Manager Wayne Balmer reviewed the 2012 Major General Plan Amendment process timetable and introduced the six applications:

GPA12-47 – Master Planned Community text modification

GPA12-48 – Belloero

GPA12-49 – Fulton Homes/Queen Creek Station

GPA12-50 – Identification & Preservation of Aggregate Resources (staff initiated to comply with state statutes)

GPA12-51 – Realignment and Construction of Signal Butte and Meridian Roads (staff initiated)

GPA12-52 – Transit Oriented Design (staff initiated)

**Motion to begin the 60-day (July 30) public agency comment period for the 2012 Major General Plan Amendment applications (Benning/Barnes/Unanimous)**

**12.** Discussion and possible action on amending the Recreation Program Fee Policy regarding non-resident fees.

Recreation Superintendent Adam Robinson reviewed the current non-resident program fee adopted in 2003 that provided resident registration priority and a 50% fee increase for non-residents. The purpose of the policy was to ensure Town residents could participate in the recreation programs. Mr. Robinson said that programs at this time are

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not over-filled with non-residents. For FY 12/13 only two fee based programs will be offered by the Town – special interest classes and adult softball.

The Parks & Recreation Advisory Committee considered and recommended eliminating the non-resident fees since the programs and facilities have changed. The recommendation would eliminate the non-resident 50% fee increase but add a flat \$10 fee increase and maintain resident priority registration. The new fee policy would be effective with the winter programs.

Council discussed alternative fee structures and the idea of creating a membership fee.

**Motion to approve the Parks and Recreation Advisory Committee recommendation for amending the Recreation Program Fee policy regarding non-resident fees changing the 50% fee increase to non-residents for participating in Special Interest Classes to a flat \$10 fee increase and maintain the resident priority registration policy (Brown/Oliphant)**

Council discussed further how instructors are paid; loss of park impact fee revenue and taxes paid by residents; and increased spending in Town businesses by more participants.

**Vote: 6-1 (Gad)  
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.

**13.** Presentation and discussion on the Maricopa County trail in the Sonoqui Wash and along Chandler Heights Road.

*Discussion held at Work Study Session.*

**14.** Presentation and discussion on the Sidewalk Gap Analysis.

*Discussion held at Work Study Session.*

**15. Adjournment**

The meeting was adjourned at 9:25pm.

TOWN OF QUEEN CREEK

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Gail Barney, Mayor



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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 July 18, 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 August 1, 2012.