



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
August 1, 2012  
7:00 p.m.

**1. Call to Order**

The Regular Session was called to order at 7:04pm.

**2. Roll Call** (one or more members of the Council may participate by telephone)

Council Members present: Barnes; Brown; Gad; Oliphant; Wheatley (telephonically); Vice Mayor Benning and Mayor Barney.

**3. Pledge of Allegiance:** Led by Dakota Riggs of Scout Troop 561

**4. Invocation:** Pastor Ben Lee – Living Waters Bible Church

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

Mayor Barney read the following proclamations:

- A. Drowning Awareness Month
- B. Dust Awareness Week

**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.

Maricopa Association of Governments (MAG) Regional Council – July 25, 2012: Mayor Barney reported on the Council's approval of amendments to the Transportation Improvement Program; an 11-mile extension of the Phoenix light rail; and presentations by the Arizona Mexico Commission and Arizona Transportation and Trade Corridor Alliance. The next meeting is September 26, 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

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legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

Boys & Girls Club Strategic Plan presentation: David Gastelum, President of the Queen Creek Branch Board of Directors, introduced Sean Duncan, Corporate Board of Directors. Mr. Duncan provided a brief history of the Queen Creek Branch that was started in 2006. He then presented the focus areas of the strategic plan: financial stability & growth; use of assets; improve/maintain reputation; employee recruitment and retention and youth & parent programs. Mr. Duncan added that the strategic plan is a 3-5-10 year plan.

Mr. Duncan provided additional information on the 3-year plan which includes the capital campaign and finding a permanent facility. Mr. Duncan reported that the Queen Creek Unified School District had given notice that the school facility would no longer be available to the Boys & Girls Club after December 2012. He said there is a proposal for the program to move to Town facilities, specifically at the Founders Park. Along with the use of Town facilities, Boys & Girls Club would reduce the amount of funding by the Town to \$50,000. The longer term goal would be to build a new facility in the downtown area.

Boys & Girls Club Quarterly Report: Queen Creek Branch Director Kevin McCoy updated Council on the club membership data. Mr. McCoy explained that by working with the Town's GIS staff, he was able to verify that 69% of the members were residents within Town limits. He also provided information on the Summer Day Camp, Teen Program and clothing drive. Mr. Duncan reported on several FY12/13 goals that include extended hours for the Teen program, special activities and participating in the state conference.

Chamber of Commerce Quarterly Report: Chamber Executive Director/President Marquis Scott provided a 4<sup>th</sup> Quarter/Fiscal year end report on luncheons, mixers, new business ribbon cuttings, business retention and membership. Mr. Scott discussed the transition of QC Inc., and Chamber offices to the new location at the former Parks & Recreation building. Mr. Scott also discussed the upcoming awards dinner and recognition planning as well as other activities and goals for FY12-13.

**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

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separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of the July 18, 2012 Work Study and Regular Session Minutes.

B. Consideration and possible approval of expenditures over \$25,000.

C. Consideration and possible approval of a contract with Vision Internet Providers, Inc. in the amount not to exceed \$26,500 for upgrades to the Town's website content management software and website redesign services.

D. Consideration and possible approval of a Sponsorship Agreement with 10/13 Communications LLC., doing business as the East Valley Tribune for the production and distribution of the Experience QC special section.

E. Consideration and possible approval of a 2<sup>nd</sup> Amendment to the Services Contract with In-Pipe Technology Company in the amount not to exceed \$31,000 for sewer odor and corrosion control services.

F. Consideration and possible approval of **Ordinance 516-12** amending Town Code Chapter 8(A) by correcting the section reference for Transient Lodging within the Town of Queen Creek Tax Code from 8A-447.1 to 8A-477.

G. Consideration and possible approval of Council Committee appointments for FY12/13.

H. Consideration and possible approval of **SP12-043** "IHOP at Queen Creek Fiesta" a request by Daniel Bowers of Studio B Squared, LLC, on behalf of Romulus Restaurants for Site Plan approval for an IHOP Restaurant to be located at the northeast corner of Ellsworth Loop Road and Victoria Lane, 20710 E. Victoria Lane.

\*I. Public Hearing and possible continuance of **RZ12-034** "Victoria Estates Parcels 10, 11 and 11A. **A continuance to September 5, 2012 has been requested.**

Council requested Item H pulled for discussion.

**Motion to approve the remainder of the Consent Calendar as presented**  
(Benning/Gad/Unanimous)

**Item H:** Planner Dave Williams reviewed the site plan and building elevations for the 4,600 sq. ft. restaurant that will seat approximately 200 people. Mr. Williams stated that the project meets all design criteria approved for Queen Creek Fiesta.

Council asked what made the approval process smooth. Mr. Williams explained that staff attempts to meet with applicants before any formal submittal as it saves both entities time & money. There was also discussion on the architectural elements on the proposed IHOP that make it a unique design.

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Andy Bowers, of Studio B Squared, concurred that the Queen Creek IHOP was not the typical design approved by the corporate office. He stated that a contractor had been selected, permits are ready and IHOP hopes to be open in December. Mr. Bowers also stated that Romulus was a locally owned (Arizona) business. Council asked Mr. Bowers if a “coming soon” sign would be installed on site. Mr. Bowers replied that the construction fence will have signs/banners.

**Motion to approve SP12-043 “IHOP at Queen Creek Fiesta” a request by Daniel Bowers of Studio B Squared, LLC, on behalf of Romulus Restaurants for Site Plan approval for an IHOP Restaurant to be located at the northeast corner of Ellsworth Loop Road and Victoria Lane, 20710 E. Victoria Lane (Gad/Barnes/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.*

**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. Update and closure of the NIW Vision display ad sales program.**

Recreation Superintendent Adam Robinson reviewed the prior Council direction to staff to work with NIW and Queen Creek Chamber of Commerce on the ad sales program for possible sales revenues. Mr. Robinson gave a brief overview of the display program using flat screen monitors with scrolling slides. Mr. Robinson explained that after working with the Queen Creek Chamber of Commerce both Town staff and the Chamber agreed that the program wouldn't work at this time based on available resources and staff recommends discontinuing the program.

Council thanked the staff for their efforts to try to implement the program and that it can be revisited in the future.

**Motion to discontinue the NIW Vision display ad sales program (Benning/Barnes/Unanimous)**

**11. Discussion and possible approval of capital funding in the amount not to exceed \$180,000 for the Hunt Highway Widening Project for the purpose of relocating waterlines and meters.**

Utility Director Paul Gardner provided an update on the Hunt Highway Widening Project between Empire Blvd. and Thompson Roads. The project was originally planned in

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conjunction with the Town's South Ellsworth Road Project but Pinal County was unable to fund their portion at the time. Mr. Gardner showed areas where the Flood Control District would be involved in regard to drainage.

Mr. Gardner showed where existing water meters and lines need to be lowered or moved and where new water lines need to be installed for future growth. He said staff recommends that this work be done at the same time the roadway widening occurs which will result in cost savings to the Town.

He then explained how Queen Creek manages the water service lines within the Queen Creek Water District of Pinal County (improvement district); ADOT grant funding for the project – but not for relocating pipelines - and meetings with Pinal County Department of Transportation regarding reimbursement from the Pinal County. Mr. Gardner provided some additional information on the water improvement district.

Council discussed funding and reimbursements and use of contingency funds.

**Motion to approve capital funding in the amount not to exceed \$180,000 for the Hunt Highway Widening Project for the purpose of relocating waterlines and meters (Benning/Gad/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.

*None.*

**12. 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.*

**13. Adjournment**

The meeting was adjourned at 8:12pm.

TOWN OF QUEEN CREEK

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Gail Barney, Mayor

Attest:

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Jennifer F. Robinson, MMC

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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 August 1, 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 15, 2012.