



**Minutes**  
**Work Study Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
June 5, 2013  
5:30pm

**1. Call to Order**

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

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

Council Members present: Barnes; Brown; Gad; Oliphant; Wheatley (5:40p.m.); Vice Mayor Benning and Mayor Barney.

**3. Motion to adjourn to Executive Session (to be held in the Saguaro Conference Room of the Municipal Services Building)for the following purposes:**

A. Discussion and consultation with the Town's attorney for legal advice concerning land use laws and procedures related to Town Center property. A.R.S. § 38-431.03(A)(3).

B. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorneys and representatives to consider the Town's position and instruct its representatives regarding agreements that are the subject of negotiations related to the possible sale or lease of property in the Town Center. A.R.S. § 38-431.03(A)(3),(4) and (7).

C. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives to consider the Town's position and instruct its representatives regarding agreements that are the subject of negotiations related to Box Canyon. A.R.S. § 38-431.03(A)(3) and (4).

**Motion to adjourn to Executive Session at 5:32p.m.:**

**1<sup>st</sup>: Barnes**

**2<sup>nd</sup>: Benning**

**VOTE: Unanimous**

The Work Study Session reconvened at 6:16p.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 by the National Oceanic and Atmospheric Administration (NOAA) on monsoon awareness.**

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Marvin Purcha, Operational Meteorologist with the NOAA, gave a presentation on Arizona dust and monsoon storms as part of Dust Awareness Week.

5. Presentation and discussion on the Design Concept Report for Meridian Road from Empire Boulevard to Ocotillo Road.

Public Works Division Manager Troy White explained how a design concept report is a coordinated document that will guide future roadway development. He said the most important element of this design concept report is the 5-point intersection of Meridian, Riggs, Combs and Rittenhouse Roads and the Union Pacific Railroad. He added that through meetings with property owners, they support the recommended Alternative "D". Mr. White introduced James Barr, with TyLin, project consultant.

Mr. Barr discussed the purpose and need for a design concept report for future land use, transportation and economic development that will provide for sustainable growth. It was noted that funding is not available through Queen Creek's or Maricopa County in the 5-Year CIP. He discussed the transition through the process of "Alternative 6" beginning in 2010 and ending in with the new alternatives "B", "C" and "D". Mr. Barr further discussed the recommended alternative "D", showing the at-grade railroad crossings, good access to existing businesses and future development, at a significantly reduced cost because of changing the elevated railroad crossings to at-grade. A review of presentations, meetings and property owner's approvals was provided.

6. Discussion on a scope of services for a peer review study of the Queen Creek Chamber of Commerce.

Town Manager John Kross reported that the Town has provided funding to the Queen Creek Chamber since 2002, via a contract with specific expectations to become self-funding in the future and that a previous Chamber Director had completed a study and analysis showing when there would no longer be a need to Town funding. Mr. Kross stated that Council Member Brown and Vice Mayor Benning had requested a re-visit of this goal. Mr. Kross discussed his recommendation to have a 3<sup>rd</sup> party complete the analysis and include specific components in the analysis, and the Chamber Board and Town staff working closely with the consultant. He added that recommendations from the analysis can be used for future budgetary considerations.

Council Member Brown stated that he supports the Budget Committee recommendation for FY13-14 funding level for the Chamber but would like a 3<sup>rd</sup> party consultant to evaluate future self-funding. Vice Mayor Benning added that the analysis would also provide a guide for the Chamber to move forward. Council Member Gad also stated his support of the Chamber and requested that competitive benchmarks and member benefits be included in the Scope of Services for the consultant. Council Member Barnes added that as a former Chamber Board Member, it was found that large companies financing the Chamber as in other cities and it is difficult to be self-funding with limited, smaller sized businesses/members.

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**7. Adjournment**

The Work Study was adjourned at 7:03p.m.