



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
December 18, 2013  
7:00 p.m.

**1. Call to Order**

The meeting was called to order at 7:00p.m.

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

Council Members present: Barnes; Benning; Brown; Gad; Vice Mayor Oliphant and Mayor Barney. Council Member Wheatley was absent.

**3. Pledge of Allegiance:** Led by Council Member Gad

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

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

A. 10-year service award: Angie White – Fire Department: Fire Chief Ron Knight presented Angie White with a 10-year service award certificate and commented and thanked her for her support in the Fire Department.

B. Recognition of Rock Point Church – holiday lights: Mayor Barney presented Rock Point Church with a Certificate of Appreciation for the forty volunteers & 130 hours to hang holiday lights at the Town buildings. He noted this was the third year Rock Point has provided this service.

**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; CAG. 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.

Mayor Barney reported on the following:

Holiday Parade and Festival – December 7, 2013: Council Members Barnes, Benning, Brown, Wheatley and Vice Mayor Oliphant also attended. The Council rode on parade wagons donated by MCSO Deputy Romer and decorated by Queen Creek High School art students of Ms. Clausen.

Joint Planning Advisory Council – Arizona Sun Corridor – December 11, 2013: The council discussed regional transportation and economic issues.

East Valley Mayor’s Lunch – December 12, 2013: This is a bi-monthly lunch meeting of East Valley Mayors to discuss topics of mutual interest.

Phoenix-Mesa Gateway Airport Authority Board of Directors Meeting – December 16, 2013: The Board approved several purchasing contracts; a lease agreement with Factory Direct Models and approved the Signage & Wayfinding Master Plan for the airport property and surrounding areas.

State Legislature Meet and Greet – December 16, 2013: Also attending were Council Members Barnes, Benning and Gad and Vice Mayor Oliphant. This was an opportunity to meet with Senators Biggs and Farnsworth and Representatives Petersen and Coleman to discuss issues important to Queen Creek as well as an opportunity to share Queen Creek’s 25<sup>th</sup> Anniversary events.

Greater Phoenix Economic Council – December 17, 2013: An overview of a new program “Velocity” was given.

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.

1. Boys & Girls Club of the East Valley Queen Creek Branch quarterly report

Eric Rodriguez, Branch Executive provided an update on the Club membership and programs and activities that will continue through 2014. The bullying program was also discussed.

2. Boys & Girls Club of the East Valley Queen Creek Branch capital program update

Mike Neal, Chairman of the Board of EVB&G Club, reported that the Branch has been active in Queen Creek for 7 years and reviewed the mission and goals of the organization. Mr. Neal also discussed the capital campaign for a permanent building in Queen Creek is underway and requested that Queen Creek commit to gifting property to the organization, as did the Town’s of Gilbert & Guadalupe.

**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

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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 November 20, 2013 Work Study and Regular Session minutes.

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

1. Larry Miller Toyota – 4 Toyota Tacomas base model: \$106,000 (*budgeted in FY13/14*)
2. HD Supply Waterworks – water distribution parts: \$172,000 (*budgeted in FY13/14*)
3. Kutak Rock – state lobbying services on retainer: \$45,000 (*budgeted in FY13/14*)
4. CPC Construction – Work Order for sidewalk, driveway, landscaping and conduit improvements along Ocotillo Road west of Ellsworth Loop Road: \$71,153 (*budgeted in FY13/14*)
5. Romo Irrigation – irrigation services: \$85,000 (*budgeted in FY13/14*)

C. Consideration and possible approval of a Grant of Easement from the Town of Queen Creek to Salt River Project (SRP) for the installation of a 69KV electric service line along Ellsworth Road right-of-way in the amount of \$117,547 to be paid to the Town.

D. Consideration and possible approval of Amendment #1 to the Law Enforcement Agreement with Maricopa County Sheriff's Office for FY2012-2014.

E. Consideration and possible approval of the Town's 2014 State Legislative Agenda.

F. Consideration and possible approval of the 2014-2019 Corporate Strategic Plan.

G. Consideration and possible approval of the appointment of Matthew Frank to the Economic Development Commission.

H. Consideration and possible approval of the appointment of Council Member Robin Benning to the East Valley Partnership Aviation and Aerospace Committee.

I. Consideration and possible approval of a Special Event Liquor License submitted by Friends of Horseshoe Park for the Roots N' Boots Queen Creek Rodeo to be held at Horseshoe Park & Equestrian Centre March 7-9, 2014.

J. Consideration and possible approval of a Special Event Liquor License submitted by Operation Wounded Warrior – American Legion Post 129 Queen Creek, for a fundraiser car show to be held January 18, 2014 at Martyr Custom Cycles, 17998 S. 186<sup>th</sup> St., Queen Creek, AZ (186<sup>th</sup> St and old Rittenhouse Road alignment)

Council requested Consent Items E & J removed for discussion.

**Motion to approve remainder of Consent Calendar as presented:**

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**1<sup>st</sup>: Gad  
2<sup>nd</sup>: Oliphant  
VOTE: Unanimous**

**Item E:** Council requested additional explanation of the objective of possible legislation regarding calculation of majority of votes.

Ms. Corman reported that most of the Town's Legislative Agenda objectives focus on protecting revenues and sales tax but with the passage of legislation mandating consolidated candidate elections in August/November and the option to calculate ballots cast based on those cast for mayor, it would not apply to those cities/towns with a four-year mayor terms when the mayor was not on the ballot, creating a disparity between elections.

**Motion to approve Item E on the Consent Calendar:**

**1<sup>st</sup>: Gad  
2<sup>nd</sup>: Benning  
VOTE: Unanimous**

**Item J:** There was clarification that Council Member Barnes did not have a conflict of interest as being a signer on behalf of the American Legion Post 129 as applicant.

**Motion to approve Item J on the Consent Calendar:**

**1<sup>st</sup>: Oliphant  
2<sup>nd</sup>: Brown  
VOTE: 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.** Introduction, Public Hearing and possible action on Major General Plan Amendment GP13-025 – La Jara Farms, a request by Lindsay Schube on behalf of VIP Homes to amend the General Plan Land Use Map for 140.76 acres at the southeast corner of Hawes and Germann Roads from Employment Type A to Very Low Density Residential (up to 1 dwelling per acre).

Development Services Director Chris Anaradian reviewed the applicants General Plan Amendment application; Planning and Zoning Commission's recommendation for approval and staff's recommendation for approval. Mr. Anaradian added that the applicant is also requesting the application be scheduled on the January 15, 2014 Town Council agenda for action.

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Lindsay Schube, representing the applicant, discussed the request for a General Plan Amendment to change from Employment A to VLDR (very low density residential) consistent with the current development occurring on the property. Ms. Schube requested a continuance to the January 15, 2014 Town Council meeting for action.

The Public Hearing was opened.

Eric Kerr, 20202 E. Superstition Dr., spoke in opposition to the General Plan Amendment and requested the current zoning remain.

The Public Hearing was closed.

**Motion to continue Major General Plan Amendment GP13-025 – La Jara Farms to the February 5, 2014 Town Council meeting:**

**1<sup>st</sup>: Brown**  
**2<sup>nd</sup>: Benning**  
**Vote: Unanimous**

Mr. Anaradian stated that the Planning and Zoning Commission had not made recommendations on the following General Plan Amendment applications and continued the cases to a January 22, 2014 Special Planning and Zoning Commission meeting to allow adequate time for the completion of the Fiscal Analysis Study.

**10.** Introduction, Public Hearing and possible action on Major General Plan Amendment GP13-026 – Estates at Queen Creek Station, a request by Ralph Pew on behalf of RSF Properties, LLC and RSF Queen Creek Properties, LLC to amend the General Plan Land Use Map for 156 acres at the southeast corner of Ellsworth and Germann Roads from Employment Type A to Low Density Residential 2 dwellings per acre).

Ralph Pew, representing the applicant, concurred with staff's recommendation to continue the application to the February 5, 2014 or February 19, 2014 Town Council meeting.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

**Motion to continue Major General Plan Amendment GP13-026 – Estates at Queen Creek Station to February 5, 2014:**

**1<sup>st</sup>: Brown**  
**2<sup>nd</sup>: Barnes**  
**VOTE: Unanimous**

**11.** Introduction, Public Hearing and possible action on Major General Plan Amendment GP13-027 – Meridian Crossing, a request by Mario Mangiamele on behalf of Wescor/Queen Creek LLC Company to amend the General Plan Land Use Map for 466 acres at the south side of Riggs Road, west of the Union Pacific Railroad from Regional Commercial to Medium Density Residential (up to 3 dwellings per acre).

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Jason Barney, representing the applicant requested a continuance to February 5, 2014.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

**Motion to continue Major General Plan Amendment GP13-027 – Meridian Crossing to February 5, 2014:**

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

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

**VOTE: Unanimous**

**12.** Introduction, Public Hearing and possible action on Major General Plan Amendment GP13-028 – Barney Farms, a request by Mario Mangiamele on behalf of Ken, Newell, Gail and Pamela Barney and Dane Chaffee to amend the General Plan Land Use Map for 241 acres at the northeast corner of Signal Butte and Queen Creek Roads from Employment Type B and Recreation/Conservation to Mixed Use and High Density Residential Type B (up to 8 dwellings per acre).

Mayor Barney declared a conflict of interest and turned the gavel to Vice Mayor Oliphant.

Jason Barney, representing the applicant, requested a continuance to February 5, 2014.

The Public Hearing was opened.

Casey Denny, representing Phoenix-Mesa Gateway Airport, spoke in opposition to the General Plan Amendment request, citing concerns with the future development of the airport and impacts on residential development.

The Public Hearing was closed.

**Motion to continue Major General Plan Amendment GP13-028 – Barney Farms to February 5, 2014:**

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

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

**VOTE: Unanimous**

Mayor Barney returned to the dais.

**13.** Introduction, Public Hearing and possible action on Major General Plan Amendment GP13-029 – The Vineyards, a request by Ralph Pew on behalf of Healy Faulkner LLC to amend the General Plan Land Use Map for 55 acres west of Ironwood Road on the north side of Combs Road from Commercial and Mixed Use to Medium Density Residential

Ralph Pew, representing the applicant, requested a continuance to February 5, 2014.

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The Public Hearing was opened. No one came forth and the Public Hearing was closed.

**Motion to continue Major General Plan Amendment GP13-029 – The Vineyards to February 5, 2014:**

**1<sup>st</sup>: Brown  
2<sup>nd</sup>: Oliphant  
VOTE: Unanimous**

**14.** Introduction, Public Hearing and possible action on Major General Plan Amendment GP13-030 – Sonoqui Creek Village, a request by Ralph Pew on behalf of KEMF Hawes & Riggs, LLC to amend the General Plan Land Use Map for 107 acres at the northwest corner of Hawes and Riggs Roads from Very Low Density Residential (up to 1 dwelling unit) to Low Density Residential (up to 2 dwellings per acre).

Ralph Pew, representing the applicant, requested a continuance to February 5, 2014. Mr. Pew added that a continuance would allow additional neighborhood meetings to be held.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

**Motion to continue Major General Plan Amendment GP13-030 – Sonoqui Creek Village to February 5, 2014:**

**1<sup>st</sup>: Brown  
2<sup>nd</sup>: Barnes  
VOTE: Unanimous**

There was discussion on public notification of the continuances on the General Plan Amendments.

**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.

*None.*

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

**15.** Discussion on reuse water options and long-term planning for using treated effluent.

*None.*

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**16. Motion to adjourn to Executive Session:** The Council may reconvene the Executive Session for any of the items listed on the Work Study Executive Session Agenda.

**Motion to reconvene to Executive Session at 8:18p.m:**

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

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

**VOTE: Unanimous**

**17. Adjournment**

The Regular Session reconvened and adjourned at 9:20p.m.

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 December 18, 2013 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 December 18, 2013.