



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
February 19, 2014
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:13p.m.

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

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

3. Pledge of Allegiance: Led by Mayor Barney

4. Invocation: A moment of silence was observed.

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

Mayor Barney read the following proclamations:

- A. 25th Anniversary Proclamation
- B. Roots N' Boots Week Proclamation

Jon Wootten, representing Friends of Horseshoe Park, provided a brief update on the upcoming Roots N' Boots Family Rodeo events and sponsors and a re-cap of the 2013 event. The 2013 Royalty – Princess McKenna McCleve, Teen Queen Lauren Meehan and Pro Rodeo Queen Shannon Sweeney were recognized and the 2014 Royalty was introduced – Princess Carly Brewer, Teen Queen Brittany Kjer and Pro Rodeo Queen Halle Frye.

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.

Vice Mayor Oliphant reported on the following meetings & events:

- Gilbert State of the Town – February 13, 2014: Council Member Brown also attended
- Meeting with Congressman Matt Salmon: February 19, 2014

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 2**

Council Member Benning reported on the following meetings & events:

- Chandler State of the City Address and Reception - February 6, 2014: Council Member Brown and Mayor Barney also attended
- Central Arizona Association of Governments 18th Annual Legislative Day - February 13, 2014: Mayor Barney also attended
- East Valley Partnership Board Meeting/Briefing & Tour of ASU Chandler Innovation Center – February 6, 2014: Council Member Brown attended

Mayor Barney reported on the following meetings & events:

- 3rd Annual Champagne Chocolate & All That Jazz-Chandler Gilbert Community College – February 7, 2014
- Cubs Park Ribbon Cutting Ceremony – February 12, 2014
- Dignity Health Trauma Advisory Committee – February 14, 2014
- Harkins Theatre Groundbreaking – February 15, 2014
- Phoenix-Mesa Gateway Airport Board meeting – February 18, 2014
- MAG Regional Council Executive Committee – February 18, 2014

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.

None

C. Parks and Recreation Advisory Committee – February 11, 2014: Council Member Wheatley reported on the meeting updates from Boys & Girls Club, STYFL, Parks & Trails Map update, dog park rules and the selection of Dru Alberti as Vice Chair.

D. Budget Committee – February 12, 2014: Vice Mayor Oliphant, Chair, reported on the meeting discussion on financing growth options, Home Rule, building fees and the 2014/2015 budget calendar.

E. Transportation Advisory Committee – February 13, 2014: Chair Chris Clark reported on updates on the Queen Creek Local Transit Feasibility study and Ellsworth Road project.

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.

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 3**

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 January 15, 2014 Work Study and Regular Session Minutes.

B. Consideration and possible approval of the use of SRP Aesthetics Funds in an amount of \$768,700 for installation of a masonry wall and landscaping at SRP's MORCOM Substation located on the west side of Ellsworth Road, south of Riggs Road. *This is a budget item funded by SRP.*

C. Consideration and possible approval of a Professional Services Contract Change Order with AMEC Environment and Infrastructure, Inc. (Contract 2013-019) in an amount not to exceed \$30,000 for post design service for the construction of Ocotillo Road crossing of the Union Pacific Railroad (UPRR). *(Budgeted in FY13/14)*

D. Consideration and possible approval of a 3-year Enterprise License Agreement with Environmental Systems Research Institute, Inc. (ESRI) in the amount not to exceed \$88,088.31 for the small government enterprise license agreement. *(Budgeted in FY13/14)*

E. Consideration and possible approval a curbside textile recycling program with United Fibers benefiting the Boys & Girls Club of Queen Creek.

F. Consideration and possible approval of the Final Plat of Queen Creek Marketplace Phase 1 Lots 22 & 23 – being a re-plat of Lots 2, 5 & 13, a request by VPCQM, LLC.

G. Consideration and possible approval of directing staff to create two Area Plans (Northern Employment corridor tier bounded by Ellsworth, Meridian, Queen Creek & Germann Roads); and the mile radius around Rittenhouse and Riggs Roads.

Staff requested Item C pulled for discussion. Council requested Items B, D & G pulled for discussion.

Motion to approve Consent Items A, E & F as presented:

1st: Gad

2nd: Barnes

VOTE: Unanimous

Item B: Public Works Division Manager Troy White provided clarification that aesthetics funds come from SRP and are allocated to municipalities to use for enhanced masonry walls & landscaping around substations or undergrounding power lines. Mr. White

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 4**

stated that this project will begin in late fall and take 6-8 months for completion. Council asked how this project would affect the balance of aesthetic funds. Mr. White responded that the balance will be drawn down but funds are allocated annually.

Motion to approve Consent Item B as presented:

**1st: Gad
2nd: Benning
VOTE: Unanimous**

Item C: Mr. White provided information on the use of change orders to contracts and the purpose of requesting post design services during construction of the Ocotillo Road railroad crossing.

Motion to approve Consent Item C as presented:

**1st: Gad
2nd: Benning
VOTE: Unanimous**

Item D: Council requested additional information on the software license agreement for the GIS program. Workforce & Technology Director Bruce Gardner responded that the request is for a 3-year continuation of the current software. GIS Coordinator Shawny Ekadis added that the software provides street & address data, mapping, emergency response data and helps in land use purposes and field work.

Motion to approve Consent Item D as presented:

**1st: Gad
2nd: Benning
VOTE: Unanimous**

Consent Item G: Council requested additional information on Area Specific Plans vs. General Plan Amendments and the landowner's participation and agreement on the process.

Community Development Director Chris Anaradian responded that stakeholders have been contacted about the process and timeline – beginning immediately and moving forward on an aggressive schedule. Council asked if Sonoqui Creek owners were participating. Mr. Anaradian explained that Sonoqui Creek's location is not within the project and the owners/developers had requested a continuance of the GPA. He added that the Vineyard owners/developers are participating. Mr. Anaradian reviewed the general plan amendment schedule for 2015 which will begin in August 2014.

Motion to approve Consent Item G as presented:

1st: Gad

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 5**

**2nd: Wheatley
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. Public Hearing and possible approval of the Land Use Assumptions (LUA) and Infrastructure Improvements Plan (IIP) to be used as the basis for the 2014 Development Fee Update; and setting the first public hearing date for the Development Fee Schedule for April 2, 2014 at 7:00p.m.

Assistant to the Town Manager Tracy Corman reviewed the adoption process for development fees which includes two public hearings and an effective date of August 1, 2014.

Ms. Corman provided an overview of the development fees from 2007-2014 and the proposed new fees and discussed what types of fees are allowed and that they can only be assessed for projects within the Town boundaries. She explained that since the Town's water and wastewater utilities extend outside of the Town boundaries, capacity fees are being recommended and have different statutory requirements.

Discussion was in regard to shifting costs onto current residents, general fund or other funding mechanisms for any shortfall on new facilities/infrastructure.

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

Motion to approve the Land Use Assumptions (LUA) and Infrastructure Improvements Plan (IIP) to be used as the basis for the 2014 Development Fee Update; and setting the first public hearing date for the Development Fee Schedule for April 2, 2014 at 7:00p.m:

**1st: Benning
2nd: Barnes
VOTE: 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. Consideration and possible approval of an Intergovernmental Agreement with Maricopa County and City of Mesa for a Design Concept Report (DCR) for the intersection of Germann and Sossaman Roads in an amount not to exceed \$150,000 (\$50,000 Queen Creek share). *This is a non-budgeted item.*

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 6**

Public Works Division Manager Troy White gave an overview of the Germann Road Corridor Study – Power Rd. to Ironwood Rd final report issued in June 2013. He said that Germann & Sossman Roads were a part of the Corridor Study and reviewed the major findings for that section. Mr. White explained that the Design Concept Report will go further and identify the right-of-way needed to be preserved and how to get Germann Road across the UPRR tracks and Flood Control Channel. He added that it is necessary to move forward on the Design Concept Report now because of development interests and protecting future roadway improvements. Mr. White also stated that the report will only consider an at-grade UPRR crossing and if the report is not approved by the Arizona Corporation Commission and UPRR, the only alternative would be a fly-over (super structure).

Council discussed traffic volumes at the intersection and on Germann Road.

Motion to approve an Intergovernmental Agreement with Maricopa County and City of Mesa for a Design Concept Report (DCR) for the intersection of Germann and Sossaman Roads in an amount not to exceed \$150,000 (\$50,000 Queen Creek share):

1st: Wheatley

2nd: Barnes

VOTE: Unanimous

11. Consideration and possible approval of the Notice of Intention rescheduling the setting of the time (7p.m.) and the date (April 2, 2014) for the Public Hearing for the adoption of Water and Wastewater Capacity Charges.

Utilities Director Paul Gardner stated it was necessary to reschedule the Public Hearing for the adoption of water and wastewater capacity charges to April 2, 2014, and that stakeholders had been notified of the date change. Mr. Gardner gave an overview on capacity charges and why they can be collected outside of Town boundaries but within the service area. He also explained that the fee/charge is based on meter size.

Motion to approve the Notice of Intention rescheduling the setting of the time (7p.m.) and the date (April 2, 2014) for the Public Hearing for the adoption of Water and Wastewater Capacity Charges:

1st: Benning

2nd: Barnes

VOTE: Unanimous

12. Discussion and possible action on the QC, Inc. concerning the continuation of the program. *This is a Council Retreat item.*

Economic Development Director Doreen Cott gave an overview of the QC, Inc., program and how it ties into the Corporate Strategic Plan and Economic Development

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 7**

Strategic Plan. Ms. Cott presented four options for consideration and discussed the pros & cons of each:

- Status Quo with a new strategic plan
- Discontinue
- Change the programs focus (from office to technology or kitchen)
- 3rd party operator

Ms. Cott stated that a fiscal impact analysis could be completed after Council's direction.

Rick Watjkin, representing the American Legion, a QC, Inc., tenant, spoke in regard to the requirements to be a tenant and that the resources provided are invaluable.

Council discussed costs to repurpose the building and other possible municipal uses. Ms. Cott responded that costs depend upon the user.

Other discussion included lack of office space in Queen Creek; tenants that don't show job growth or contribute to the tax base; costs to put out an RFP (for 3rd party operator); and having a contract employee manage the program thereby limiting staff time.

Motion to continue the QC, Inc., program Status Quo, and developing a new strategic plan:

1st: Barnes

2nd: Oliphant

VOTE: 5-1 (Wheatley)

Motion Passed.

13. Discussion and possible action on the Classification and Compensation Study results.

Town Manager Kross requested Council direction on the implementation of the study so that it can be included in the budget development process for FY14/15. He said that the study is a companion to the Succession Planning and Service Optimization studies. Mr. Kross reviewed staff's recommendation of the full-implementation and discussed the impact to the General Fund.

Workforce & Technology Director Bruce Gardner provided a history of the current class and comp study that was completed in 2005/2006 and based on a high growth model and not adjusted for economic recession and adding new services (fire & utilities); salary cuts; and re-organizations. Mr. Gardner said the recommendations, based on results of job description reviews and a market study, for a new pay structure and ranges would correct misalignments and compression issues.

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 8**

Mr. Gardner reviewed the staff recommendation to:

- Approve recommended changes to job descriptions including reassignments, title changes, reclassifications and new job descriptions
- Approve new salary structure
- Implement salary increases to maintain relative position in proposed range
- Implement pay adjustment to sworn Fire staff based on years of service in current position

Mr. Gardner added that the implementation costs include retirement, social security and other fringes.

He also discussed alternatives for consideration including mid-point increases and a two-year implementation period. Mr. Gardner also discussed the positive outcomes if the staff's recommendation for full implementation is approved which include employee morale, recruitment and retention of high performing employees and motivation for employees to advance.

Council discussion was in regard to investing in the employees with competitive compensation.

Motion to approve recommended changes to job descriptions, including reassignments, title changes, reclassifications and/or creation of new job descriptions and a new salary structure; implement increases based on the cost to maintain the same relative position in the proposed range; and implement pay adjustments to Sworn Fire staff based on respective years of service in current position:

1st: Oliphant

2nd: Gad

VOTE: 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.

14. Presentation on MapIt!.

No further discussion.

15. Discussion on a false alarm ordinance.

Emergency Management Coordinator Joe LaFortune and MCSO Capt. Brice presented and discussed false alarm data within Queen Creek; ways to reduce false alarms; permitting; dispute resolution over fines; and education, with the goal to reduce the false alarm response calls. The proposed timeline for implementation, including community outreach, software selection and meetings with alarm providers would be May – December 2014.

**Minutes for the Regular Session
Queen Creek Town Council
February 19, 2014
Page 9**

Council discussed their concerns with government intrusion, charging fees for false alarms and expectations for a response to all alarms.

Town Manager Kross said that staff will work on additional options including the compliance/enforcement and permitting.

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.

None.

17. Adjournment

The meeting adjourned at 10:58p.m.

TOWN OF QUEEN CREEK

Gail Barney, Mayor

Attest:

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 February 19, 2014 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Jennifer F. Robinson, MMC

Passed and approved on March 19, 2014.