



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
February 20, 2008  
7:00 p.m.

**1. Call to Order**

The meeting was called to order at 7:03pm.

**2. Roll Call**

Council Members present: Coletto-Cohen; Hildebrandt; Mortensen; Valenzuela; Wootten (telephonically); Vice Mayor Barney and Mayor Sanders.

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

**4. Invocation:** Ron Nelson, Pastor of New Day Church

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

**6. Committee Reports**

A. Queen Creek Youth Commission – February 6, 2008: The Youth Commission discussed the status of the planned Town Hall Forum; printer cartridge fundraiser; Dinner with the Mayor which has been rescheduled for March 25. The Commission is also planning a fundraising activity for the Spring Family Celebration; Relay for Life and teambuilding activities for the retreat.

B. Transportation Advisory Committee – February 7, 2008: Bob Hazlett with MAG gave a presentation on the BqAZ (Building a Quality Arizona); reviewed the website links pertinent to the Transportation Advisory Committee; and received updates on the Ellsworth Loop Road project and CIP – transportation budget.

**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.

Lisa Coletto-Cohen read a statement regarding civility, public discourse and Council unity. Ms. Coletto-Cohen said that recent comments directed at Council Member Valenzuela and herself were hurtful and divisive and asked that it be stopped. Ms. Coletto-Cohen added that Queen Creek needs to be taken off of the front page of newspapers except for positive accomplishments.

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J. C. Larson, representing the Boys & Girls Club of East Valley – Queen Creek Branch, presented the Council with a plaque in appreciation of their sponsorship of the Holiday Parade.

Mayor Sanders clarified that Item K should read “Ordinance 419-08”.

**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 budget line item reallocations.

B. Consideration and possible approval of an Intergovernmental Agreement with Maricopa County Library District.

C. Consideration and possible approval of the reappointments of David Dobbs and Barb Young to the Recreation Advisory Board for a three-year term.

D. Consideration and possible approval of **SD06-001** “H2C Ranches” a request for a six (6)-lot subdivision on 10-acres located at the southwest corner of Sossaman Road and Sun Dance Drive.

E. Consideration and possible approval of **DR 07-199** “William Lyon Homes at Hastings Farms, 70’ wide series.

F. Consideration and possible approval of **DR 07-198** “William Lyon Homes at Hastings Farms, 55’ wide series.

G. Consideration and possible approval of **Resolution 715-08** authorizing the acquisition of real property from William L. and Katherine E. Anderson for road right-of-way (portion of Parcel # 304-61-032M) located along the alignment of realigned Rittenhouse Road.

H. Consideration and possible approval of **Resolution 716-08** authorizing the acquisition of real property from Mary Ellen Ladd for road right-of-way (portion of Parcel # 304-61-032N) located along the alignment of realigned Rittenhouse Road.

I. Consideration and possible approval of **Resolution 717-08** authorizing the acquisition of real property from John Szabo for road right-of-way (portion of Parcel # 304-61-033D) located along the alignment of realigned Rittenhouse Road.

J. Consideration and possible approval of Sonoqui Wash landscape plan.

K. Consideration and possible approval of **Ordinance 418-08** implementing four measures of the Arizona State Senate Bill 1552 for Air Quality Control.

L. Consideration and possible approval of the emergency base station agreement with Catholic Healthcare West (Mercy Gilbert Medical Center).

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**M.** Consideration and possible approval of a professional services contract amendment for a revised amount not to exceed \$25,000 with PW Consultants (Contract #2007-65) for additional management services and review regarding the peer review/management study for the Parks and Recreation Department.

**N.** Consideration and possible approval of proposals from vendors for the setup of two portable buildings and a metal shade structure for use as a temporary fire station at Sossaman and Cloud Roads.

Items B and J were pulled for discussion.

**Motion to approve remainder of Consent Calendar** (Valenzuela/Barney/Unanimous)

**Item B:** Council asked for additional information on the list of books and computers for the new library. Town Manager Kross stated that the inventory list of books, materials and equipment is provided by the Library District and that the District can purchase the items at a lower cost than the Town could. Project Manager Tracy Corman added that all equipment is itemized and receipts are required. Council also asked about the on-going costs for materials & equipment. Ms. Corman explained that the District will maintain ownership of books, materials and equipment and will be responsible until the agreement is terminated and ownership reverts to the Town.

**Motion to approve Item B as presented** (Mortensen/Hildebrandt/Unanimous)

**Item J:** Council requested additional discussion on the funding source for the Sonoqui Wash landscaping. Park Planning Manager Troy White stated the savings from the Founders Park restroom project would be used. Council again asked about the opportunity for residents to donate trees and help with maintenance.

**Motion to approve Item J as presented** (Mortensen/Coletto-Cohen/Unanimous)

**PUBLIC HEARINGS AND FINAL ACTION:** If you wish to speak to the Council on an item listed as a Public Hearing or 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.

**9. Discussion and possible action/public comment** for the United States Post Office on a proposed post office location on land considered for donation by the Town of Queen Creek.

Russ Rainey, of Region 9 U S Postal Service, explained the procedure for building and/or relocating post offices including public notice, due diligence design and construction. Mr. Rainey said that a 27,000 sq. ft. facility would be built on land donated by the Town. Mr. Rainey also introduced Queen Creek's new Postmaster Chris Bisdnack.

Council asked Mr. Bisdnack about zip code alignment and the Town's distinct identity. Mr. Bisdnack said he would talk with the zip code administrators and that meetings between Pinal County & Maricopa County were recently held regarding zip code boundaries.

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**10. Public Hearing, discussion and possible action on Ordinance 418-08** increasing the sewer/wastewater fees to cover costs of maintenance, treatment and capital reserve to be effective March 31, 2008.

Public Works Director Don Noble briefly reviewed the 2005 Wastewater Rate Study and the recommended three-year rate increase program for maintenance/treatment/capital reserve. Mr. Noble reviewed the proposed rates for residential and commercial users.

Council asked about the difference between the 9% rate increase and rate of inflation. Management Assistant Ramona Simpson stated that the Rate Study provided options on implementing rate increases and the Council approved the three-year incremental increase rather than one large increase. Mr. Noble added that the cost for treating wastewater has increased. Assistant Town Manager also said that the rate study is evaluated regularly in order to be sure it is still accurate. He added that maintaining a dedicated reserve is required as part of the WIFA loan.

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

**Motion to approve Ordinance 418-08 increasing the sewer/wastewater fees**  
(Barney/Valenzuela/Unanimous)

**11. Discussion and possible approval** of Fiscal Year 2007/2008 General Fund budget hold backs.

Town Manager John Kross reviewed proposed budget hold backs and the Budget Committee's recommendation for approval. Mr. Kross explained that the budget (revenue & capital expenditures) were reviewed as a result of the economic downturn. He further stated that there would be no effect on public service at large; community outreach programs would stay intact; the Public Safety Fund would provide for MCSO contract costs, relieving the General Fund and pointed out that the Community Development Department accounted for 25% of the holdbacks. He added that 27 positions will remain unfilled.

**Motion to approve the proposed budget holdbacks** (Mortensen/Coletto-Cohen/Unanimous)

Council Member Coletto-Cohen declared a conflict of interest and stepped down from the dais.

**12. Discussion and possible approval** to refer possible conflict of interest violations for investigation.

**Motion to withdraw item from agenda** (Valenzuela/Mortensen)

Clarification on the motion to withdraw was requested by Council. Town Attorney Bisman stated that the Council would be taking no action. Council Member Valenzuela added that the intent of her motion was to never bring back the issue.

**Vote:** Unanimous (6-0)

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Council Member Coletto-Cohen returned to the dais.

The meeting was recessed from 7:55pm – 8:14pm.

**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. Discussion on DR08-028 “Village Estates” (The Villages at Queen Creek) by Kjay Homes.**

Planner Dave Williams presented the proposed elevations for 23 lots zoned R-3 (6,000 sq. ft). The homes are semi-custom single story homes with optional basements. Council expressed concern with the nearness of the railroad tracks. Mr. Williams said that the applicant is considering additional noise reduction measures.

**14. Adjournment**

**Motion to adjourn at 8:18pm (Mortensen/Coletto-Cohen/Unanimous)**

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TOWN OF QUEEN CREEK

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Arthur M. Sanders, Mayor

Attest:

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Jennifer F. Robinson, CMC

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 20, 2008 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, CMC

Passed and approved on March 5, 2008.